

Digitized by the Internet Archive in 2023 with funding from Columbia University Libraries

https://archive.org/details/detroitnewshouse00unse

Detroit News House Plans

By Popular Michigan Architects

PUBLISHED BY THE DETROIT NEWS

Edited by EDITH B. CRUMB, Interior Decoration Editor

Foreword

THIS book contains 100 reprints selected from all of the specially designed house plans which have been published in THE DETROIT NEWS since March 31, 1946. It has been compiled to meet the large volume of requests by readers for such an edition.

In addition to over 50 plans which have never been reprinted, those which proved to be favorites in the second volume have been included. This offers the prospective home-builder the opportunity of making comparisons as a means to a final selection.

THE DETROIT NEWS has made a point of securing the services of local architects only, as they are in a position to anticipate the problems with which the average home-builder would be confronted in this section of the country.

There has been a special endeavor to keep these houses within the lower and medium-priced brackets and each has been designed with serious consideration given to every detail.

Some have been planned to be built as small houses at first and future additions are indicated on the working plans so that small and large family needs are met over a period of years without too much stress and strain on the budget at the start.

Houses with full basements, basementless houses, houses with partial basement are all included in this book, each type

having its points, its selection being determined by the requirements of the home-owner.

As for types there are adaptations of the Cape Cod colonial, farm house style, early English cottage, and many contemporary designs for those who prefer this to the traditional.

Care has been given to the layout of the rooms so that there is good ventilation, windows have been so planned that wall spaces are available for the placing of large pieces of furniture and the necessity for generous sized closets and storage cupboards has been foremost in the minds of the designers.

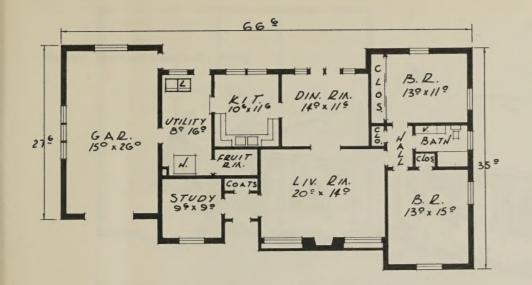
Materials ranging from wood through brick, ledgestone, cinder blocks and combinations of these are suggested for the exterior and the finishing of the interiors is limitless in its color schemes.

Here you are offered designs by architects, each of whom has drawn hundreds of house plans and THE DETROIT NEWS takes pride in its ability to place at your finger-tips the advantage of their vast knowledge and experience.

Working drawings for any of these house designs may be purchased from The Detroit News House Planning Department. The price is \$5 for one set or \$10 for three sets. Coupon is enclosed for your convenience.

The Detroit News

THE HOME NEWSPAPER



DETROIT NEWS PLAN NO. NOV-5 Designed by H. H. Hallett

An attractive one-floor house, with attached garage, but without basement and therefore having utility room with heating and laundry equipment on the first floor is shown here.

The floor plan shows vestibule with coat closet, study, living room, separate dining room, two bedrooms, bath and kitchen.

The front wall of the living room is filled with windows that flank the fireplace centered in this wall.

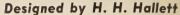
For a family of readers, the study would be attractive with one entire wall filled with recessed shelves. This would leave sufficient space for a desk, table and chairs or cardtable set-up.

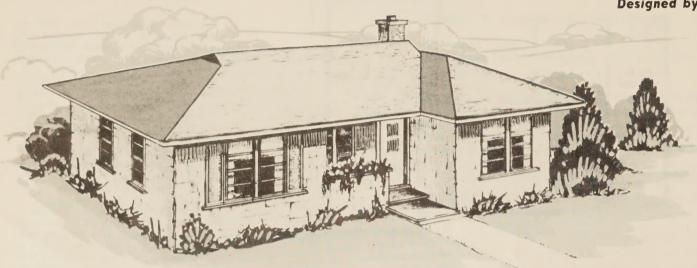
One entire wall of the rear bedroom is closet space with sliding doors concealing this and the front bedroom has one closet.

Besides the dining room there is space in the kitchen for breakfast table and chairs.

A built-in vanity has been designed for the bath; but this space may be used for a linen closet instead if this arrangement better meets the needs of the family.







DETROIT NEWS PLAN NO. MAY-23

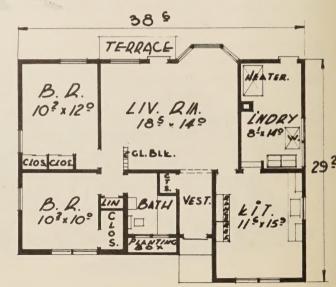
This design is for a small one-floor house without basement and is so planned that it is convenient for carrying out the house-hold tasks and creates a background for pleasant living.

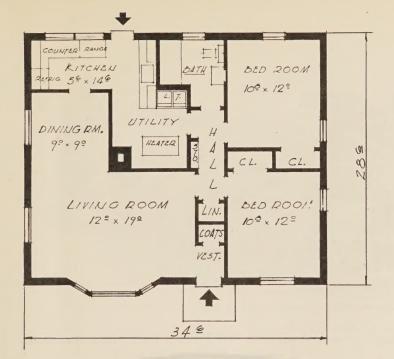
This house may be placed on a 50-foot lot with space allowed for an eight-and-one-half foot driveway; but a larger lot would enhance the appearance of the house.

The designer planned the bay for the placing of the dining furniture as he thought it an ideal location.

Each bedroom has a solid wall space which allows for either full-sized or twin beds.

The utility room is unusually convenient and creates an ideal set-up for the ideal rear entrance. It is large enough to replace the basement and is not so small that it is impractical or crowded.





DETROIT NEWS PLAN NO. DEC-17 Designed by Cass A. Zemenick

Good furniture arrangement, which is important, is possible in this house as the windows have been so arranged that large wall spaces result. This is done, however, without sacrificing light or ventilation.

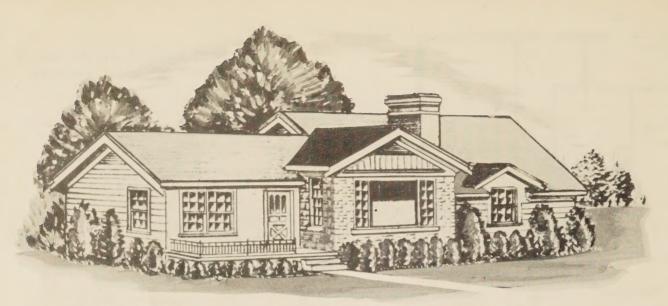
This is a one-floor house without basement and should have a lot at least 45 feet in width.

The overall length of the living room is 21 feet and the three-window bay at the front creates a pleasing background for a grouping of furniture.

The kitchen and utility room are combined, this arrangement being a step-saver as well as a time-saver since the laundry equipment is in the latter area. The heating equipment has been placed as near the center of the house as possible to make for economical distribution of heat.

The exterior is brick with wood panel trim beneath the bay window at the front.





DETROIT NEWS PLAN NO. DEC-3 Designed by A. Burton Provost

Considering that there may be a garage added as a future project, this house would require a lot at least 70 feet in width.

The living room is studio-type, having a higher ceiling than in the other rooms and may be either level or pitched as preferred by the owners.

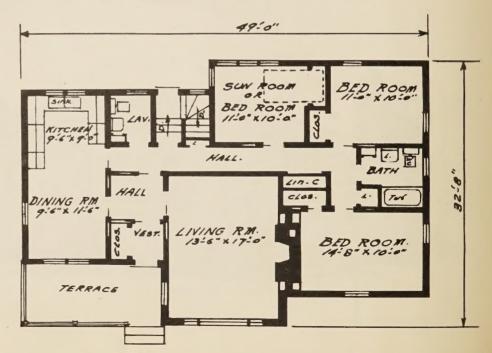
The kitchen units have been arranged as a step-saver as well as a time-saver, with all equipment within easy reach.

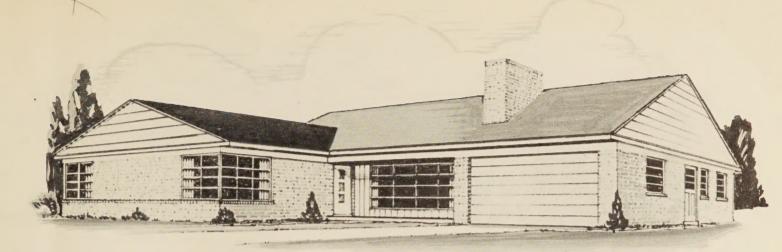
Besides two bedrooms, there is a sun room which may be used as a bedroom if furnished with a wall bed that may be slid into the closet provided for it.

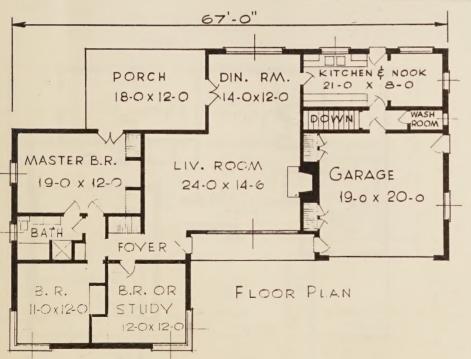
Sliding doors have been used where they are needed to avoid the inconvenience of doors that swing.

The basement is indicated under the main portion of the house only and provides a space for heating and laundry equipment and lines for drying. There may be a full basement with recreation area, if preferred.

The exterior is a combination of brick-veneer and siding.







Prom the Office of Walter H. Mast, Inc.

The minimum size for the lot for this house is 77 feet in width; but a larger one would be a better choice as it would allow for landscaping to enhance the entire setting.

The major theme of planning in this design is the segregation of the sleeping quarters from the other areas of the house.

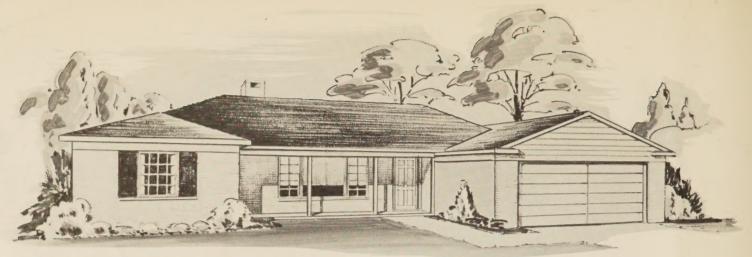
The living room is spacious and the dining room is large enough to accommodate a fullsized set of furniture. The porch at the rear, opening off this with French doors, is ideal for a summer living-dining room.

The corridor type kitchen is designed for efficiency and has a generous number of curboards

cupboards.

The garage is designed for two cars and has the added convenience of large storage cupboards.

The exterior is brick with wood siding trim; and the living area contains 1600 square feet or 40,800 cubic feet in the entire structure.



DETROIT NEWS PLAN NO. DEC-10 Designed by John Lockyer Pottle, A.I.A.

To set off this house to the best advantage it should be placed on a lot at least 70 feet in width and the larger the lot, the more attractive the entire house would be.

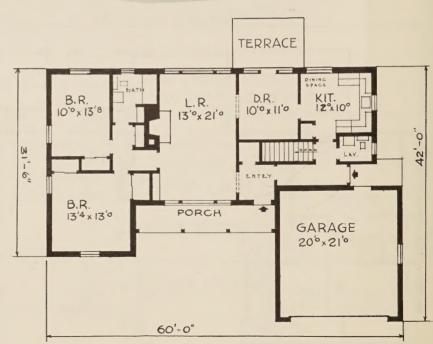
The structure is one-story with full basement, laid out for good furniture arrangement and with windows so placed that there is a maximum of light, as well as good ventilation.

The living room is interesting with its large windows front and rear and the fireplace with generous wall space at one side balanced by open book shelves on the other.

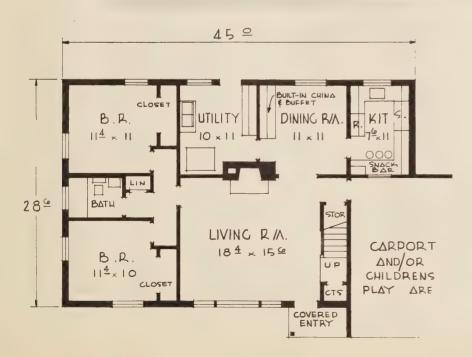
The dining area is a separate room and at the rear of this is a door flanked by windows. The terrace outside this room would make an ideal spot for summer dining.

The "U" shaped working area in the kitchen leaves sufficient space for a small breakfast table near the rear window.

This house has a full basement. The exterior may be of brick, cement block or clapboard.







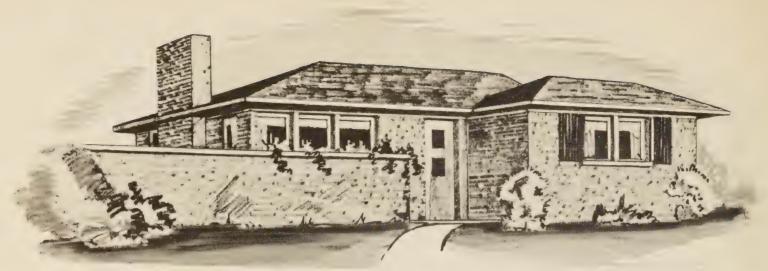
DETROIT NEWS PLAN NO. AUG-22 Designed by George L. Craven

In addition to the two bedrooms on the first floor of this house, which has no basement, there is sufficient space on the upper floor for one or two rooms to be finished; but these will not be the regulation size of those found in a two-story house since the ceilings are low and slanting.

A built-in china cabinet and buffet, combined, in the dining area does away with the necessity of furniture other than table and chairs.

The U-shaped kitchen, designed for efficiency, includes a second dining area—a snack bar with three stools at the front window.

Instead of a garage, there is a covered area which may be used as a carport or play area. It has a cement floor and would be a clean place for children and has the added advantage of being located within sight of the kitchen thus allowing the mother to supervise the play.



DETROIT NEWS PLAN NO. NOV-12 Designed by George L. Craven

An apartment sized house with one bedroom is shown in this plan; but, a second bedroom may be added as a future project. This is indicated at the rear of the house at the right.

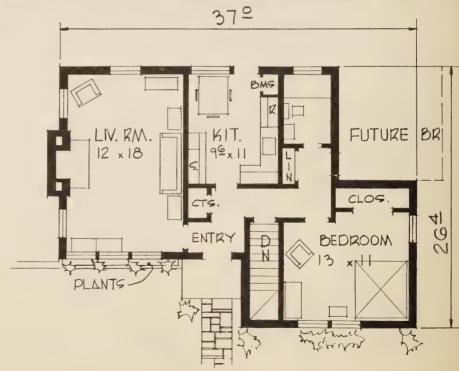
The living room which is 12 ft. by 18 ft., has a large wall space opposite the fire-place and the arrangement of furniture has been suggested on the floor plan.

The living room and kitchen have no opening between them for, with space for table and chairs in the kitchen, there is little need for service in the living room.

The advantage of the separate kitchen, in this house, is that the solid wall allows for better furniture arrangement in the living

A full basement gives the added convenience of storage space, a recreation area and laundry equipment.

The exterior of this house is brick and the roof is of asphalt shingles.



DETROIT NEWS PLAN NO. OCT-29 Designed by Franklin H. Morgan

A contemporary style exterior and traditional interior have been combined in the design of this two-story house with basement.

A lot no narrower than 50 feet should be used for this and a larger one would enhance it, as it would allow for more attractive landscaping.

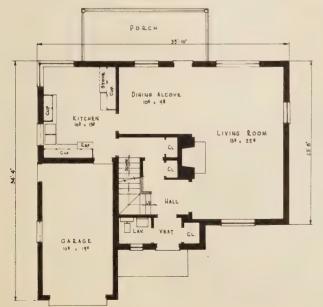
The living room with its overall measurements of 22 feet by 23 feet is spacious and allows for various furniture groupings and a change of these from time to time.

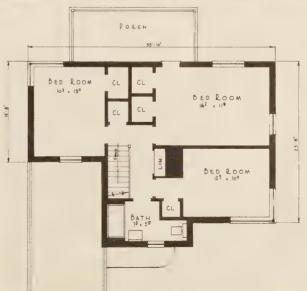
Each of the rear bedrooms has two closets and that which serves the front bedroom is entered from the small hallway, this arrangement preserving more wall space for the bedroom.

The use of bright, clear colors and handwoven fabrics would be a good choice for the background and draperies as well as the furniture coverings for this type of house.

There is a full basement under this house and the exterior is stucco.







DETROIT NEWS PLAN NO. NOV-26 Designed by Cass A. Zemenick

Many windows, placed with a view to a maximum of daylight and ventilation make all rooms in this small one-floor house a place for pleasant living.

The living room with the dining "L" has a natural fireplace and is so laid out that there is a generous amount of wall space.

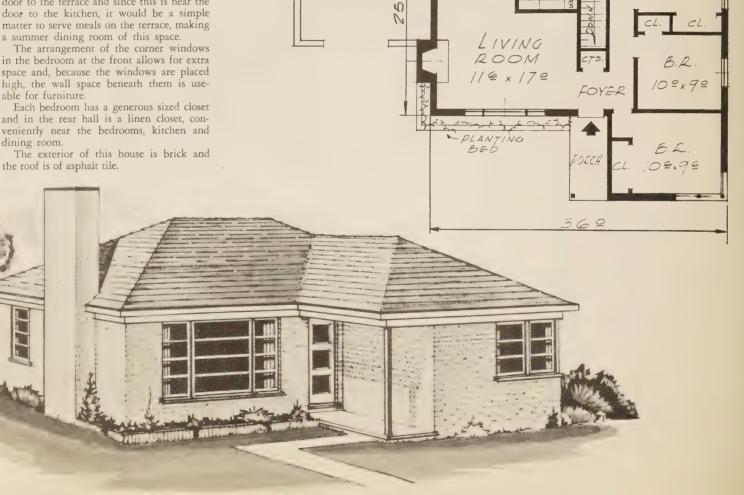
From the dining room there is a French door to the terrace and since this is near the door to the kitchen, it would be a simple matter to serve meals on the terrace, making a summer dining room of this space.

in the bedroom at the front allows for extra space and, because the windows are placed high, the wall space beneath them is useable for furniture.

and in the rear hall is a linen closet, conveniently near the bedrooms, kitchen and dining room.

The exterior of this house is brick and

TWELVE



FUTURE GARAGE

16º × 20º

TERZACE

162 × 82

99 x 129

MASTER B.R. 10°×12°



DETROIT NEWS PLAN NO. DEC-24 Designed by H. H. Hallett

Even though this is a small house, the arrangement of the garage as an extension of it gives the effect of spaciousness. The large covered porch with the roof as an extension of the garage is also responsible for the appearance of spaciousness.

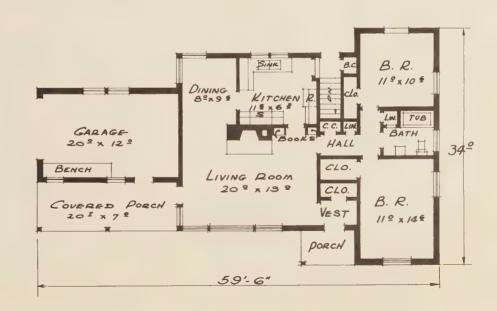
The arrangement of the house has been for convenience and the layout shows living-dining room, kitchen, two bedrooms and a bath.

The rear wall of the living area of the living-dining room is interesting with its fireplace and door to kitchen flanked by open shelves.

The kitchen is complete with equipment arranged to simplify the housekeeping tasks.

This house has a full basement with large planned recreation room, and sufficient space for laundry, heating equipment and storage.

The exterior is a combination of brick and wood siding. A lot at least 90 feet in width should be selected for this house, or it may be placed on a 65-foot corner lot.





DETROIT NEWS PLAN NO. OCT-15 Designed by Franklin H. Morgan

Considering that the overall measurements of this house with full basement are only 26 ft. 1 in. by 44 ft., the generous sizes of the rooms are surprising.

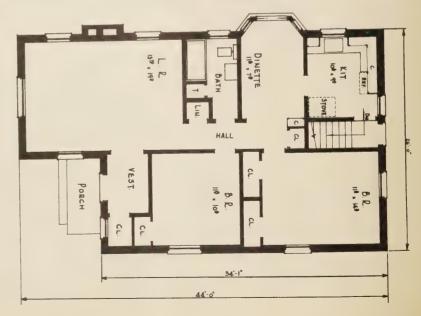
The living room has a length of 19 feet and the width of 13 ft. 10 in. gives it a pleasing proportion.

With windows on three sides of this room and a fireplace centered in the long outside wall, there is opportunity for creating a delightfully charming room.

The dinette with its three-window bay is background for an attractive furnishing scheme as it is set aside and not a part of the kitchen.

Note that the kitchen has been laid out for convenience, all working areas being close together and the two windows arranged for cross-ventilation.

The exterior is of brick-veneer with wood gable, which lends a home-like touch to the front of this house.





B.R. 15 X12 B.R. OR STUDY 96X12 DINING KIT. 16-6X8 DO GAR. 19X22 DO GAR.

Prom the Office of Walter H. Mast, Inc.

One of the high points in this plan is that there are two entrances at the front.

First there is the main entrance for visitors that leads into a large double hall. The inner hall is separated from the vestibule by two glass-paneled doors. The second front entrance, off the drive, is for children, delivery of groceries and other parcels and is but a few steps from the kitchen and the living room, thus making it convenient for all members of the family.

The attached garage is reached through the service hall from either kitchen or living room.

The living and dining areas are combined for a mutual benefit of space and light from the large windows.

There is a basement under the entire house with sufficient space for heating and laundering equipment as well as a recreational area.

The exterior wall construction is of brick with stone for the fireplace chimney and planting boxes.

DETROIT NEWS PLAN NO. SEP-10 Designed by E. W. Awrey

A second floor apartment has been included in the layout of this house which is only 36 feet in overall width.

This would be a good investment for a newly married couple as the rent from the upstairs apartment would help pay for the furniture, fences, garage, etc.; and, then, as the family grew larger and extra space was required, the second floor could be used to make the house a single one.

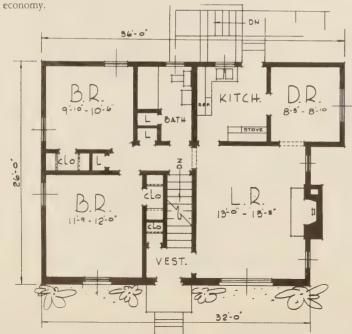
Then as the children grew up, married and went away from home, the second floor could be reconverted to an apartment to give an additional income for the retirement years.

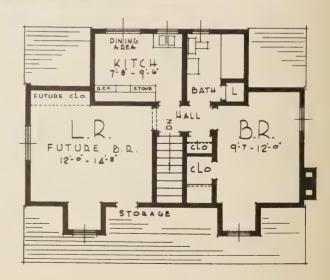
All of this has been built into this up-todate version of a Cape Cod type home which resembles any similar single dwelling.

This house has an outside entrance to the basement where there is sufficient space for a recreation room.

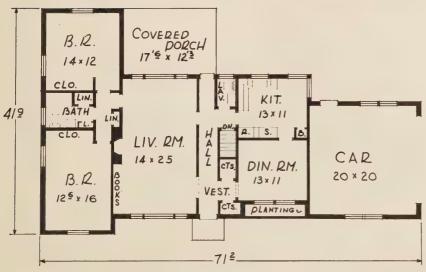
The front of the house is to be of brick or stone veneer and the remainder of the exterior is to be cedar siding. This is to cut construction cost. The grouping of the plumbing is another feature which achieves











DETROIT NEWS PLAN NO. AUG-15 Designed by H. H. Hallett

A city corner lot, 55 feet wide, an inside lot 95 feet in width or suburban acreage would be required for this house in order to give it a flattering background.

It is so arranged that there is access to all rooms from the front hall, with the exception of the bedroom section which is a complete unit in itself.

All rooms are enhanced by the pleasing spacing of windows and those in the living room give that area a maximum of daylight from the front and rear.

The living room layout with fireplace having open bookshelves at the left; dining room large enough for a standard set of furniture and bedrooms with generous closet space have all been planned as a background for pleasant living.

The exterior is of brick-veneer, and the planting in front of the dining room windows offers an opportunity for attractive plant or evergreen arrangement.

DETROIT NEWS PLAN NO. DEC-31 Designed by Cass A. Zemenick

A choice of a basement or utility room on the first floor is given in the plan for this one-floor house.

The layout is one which will make the arrangement of furniture a pleasure, as there are large wall spaces and windows arranged for good lighting.

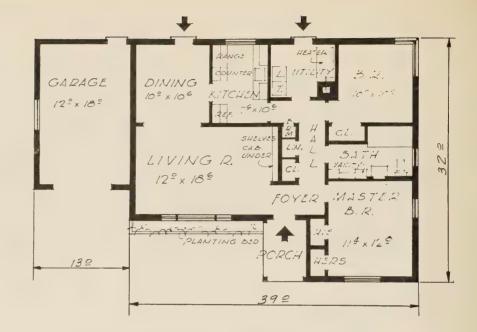
The archway between the living room and dining area is so wide that the two rooms might be considered as a single unit and, as such, the table could be drop-leaf style instead of the conventional extension type.

The living room wall at the left of the entrance to the foyer is filled with open book shelves having cupboards in the lower section.

The bathroom includes a built-in vanity and may have drawer space for the storage of small towels and cosmetics.

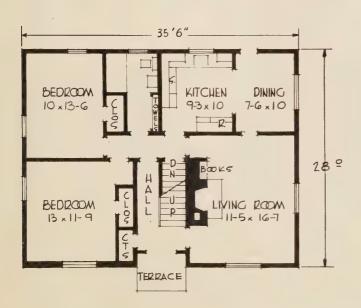
The architect suggests that the plan may be modified to include a basement and install a staircase in the hall. Then the present utility room may become a breakfast room and part of the kitchen.

The exterior of this house is a combination of brick-veneer and wood siding.









DETROIT NEWS PLAN NO. OCT-22 Designed by George L. Craven

A lot 50 feet in width would be a good selection for this house which is designed to have two or three bedrooms and is the type of house that may grow with the purse.

In addition to the first floor layout, there is sufficient area for a third bedroom on the second floor.

This is the type of room which, because of its sloping ceiling, is so attractive with walls and ceiling papered alike, giving it a bandbox appearance.

The dining area, which is more a part of the kitchen than the living room, is large enough for drop-leaf table, chairs and a small chest of drawers that may be used for linens and silver.

There is a full basement, a portion of which may be used for a recreational area.

The exterior is clapboard horizontal siding combined with stone and the gable is of board-and-batten construction.



DETROIT NEWS PLAN NO. OCT-1 Designed by A. Burton Provost

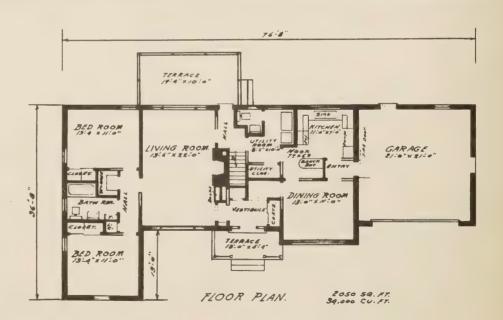
A one-floor house with basement beneath all but the bedroom and bath areas has been designed for efficiency in housekeeping and comfortable living.

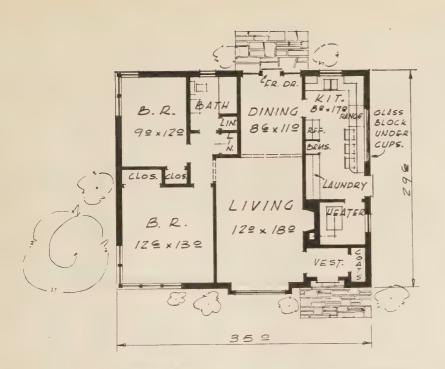
The heating plant is centrally located in the basement and there is a utility room on the first floor, thus leaving the choice of first floor or basement laundry equipment to the owner. Space for a future recreation room is also provided.

The layout of the first floor includes vestibule with coat closet, living room, separate dining room, kitchen, utility room, two bedrooms and a bath.

A snack-bar for four in the kitchen does away with the serving of breakfast or light lunches in the dining room, thus easing the duties of the housekeeper.

The exterior is brick-veneer with frame gables and the roof is of asphalt. House and garage contain 2050 square feet or 34,000 cubic feet.





DETROIT NEWS PLAN NO. SEP-17 Designed by Cass A. Zemenick

A comfortable and pleasant home for a family of four could be made of this small one-floor house without basement, but including utility room on the first floor.

The layout includes a vestibule with coat closet, living room with fireplace, dining room separated from living room by a plaster arch, two bedrooms and bath.

The living room, which is 12 feet wide and 18 feet long, has a large, attractive window centered in the front wall which will serve as a background for a furniture grouping. Below this front window is a shelf beneath which books, magazines or record albums may be kept.

The bedrooms have large wall spaces, and windows placed so that the placing of furniture is not difficult.

The kitchen is designed to be an efficient workshop and, to provide extra light, there is a row of glass bricks in the wall beneath the cupboards.

The exterior of this house is of brick-veneer and the roof is of asphalt shingles.



DETROIT NEWS PLAN NO. OCT-8 Designed by Cass A. Zemenick

Approximately square, this two-story structure lends itself to economical construction that results in a maximum of living space in large rooms laid out for convenience and comfort.

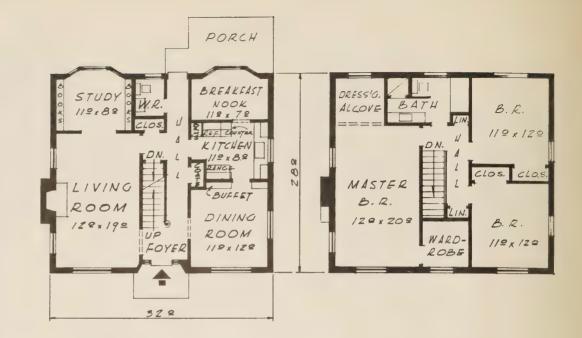
The center hall, running from front to rear, separates the living room and study from the dining room, kitchen and breakfast nook, this layout being ideal from the housekeeping standpoint.

The second floor shows three bedrooms, one of which (with dressing alcove) is the

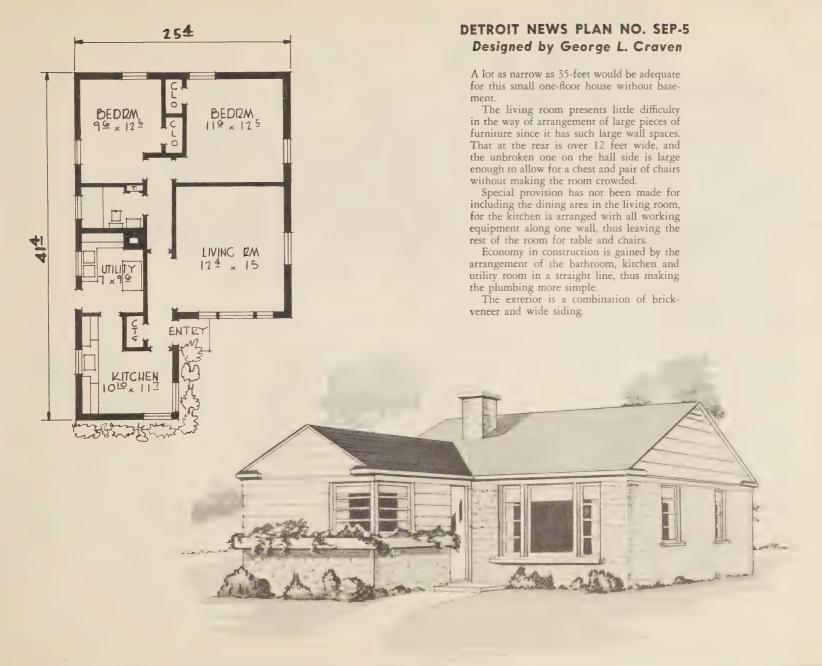
length of the living room.

The study at the rear of the living room promises to be one of the most attractive rooms in the house. Both side walls are filled with built-in book shelves and the three-window bay at the rear offers an opportunity for colorful draperies.

The exterior of this house is brick-veneer and there is a basement under the entire structure.









DETROIT NEWS PLAN NO. JU-20 Designed by A. Burton Provost

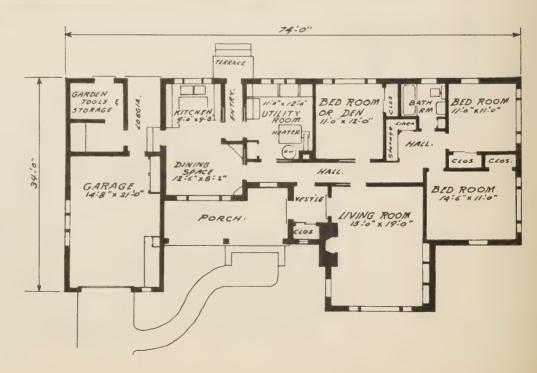
A central hall with all rooms opening off it is one of the many good features of this house which is 74 feet in length and would be such an ideal one for a country site.

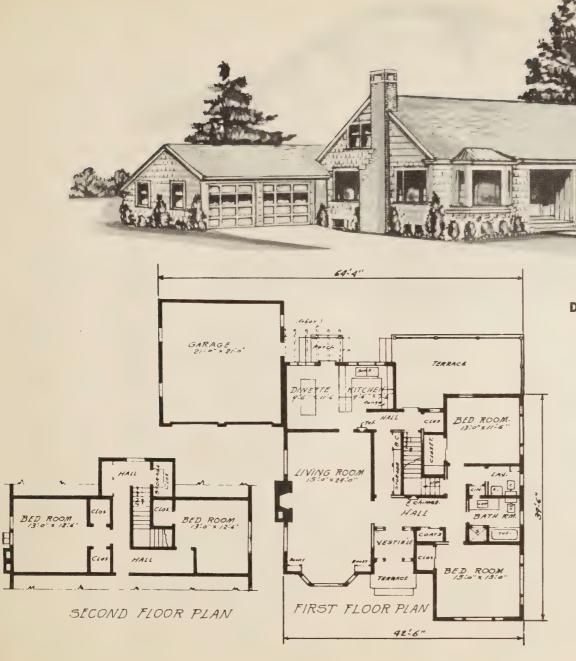
There is no basement, therefore the utility room is included in the one-floor layout. It is centrally located and includes laundry equipment, work table, storage cabinet and broom closet.

In the living room are recessed open book shelves, starting three feet from the floor and occupying half of the long wall opposite the fireplace. The wall space beneath these is valuable as a background for furniture arrangement.

The exterior is brick-veneer on frame construction. Ample ventilation is provided for the attic and a thorough insulating job will keep the rooms cool in hot humid weather.

If preferred a full or partial basement may be included by rearranging the utility room as the stairway.





DETROIT NEWS PLAN NO. APR-25 Designed by A. Burton Provost

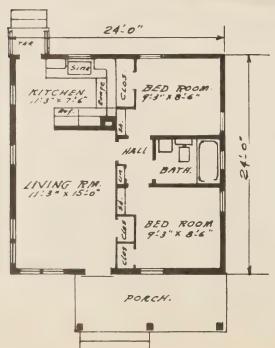
If one wishes a house which may have either two or four bedrooms, this is a design that meets that need. On the first floor are two bedrooms and a bath and there is sufficient space on the upper story for two generous sized rooms.

The large living room with three-window bay at the front, fireplace flanked by windows and large wall spaces is one which would be a joy to furnish as it allows for pleasing furniture arrangements. Built-in book shelves each side of the bay window make that end of the room a delightful background for a grouping of furniture.

The kitchen is U-shaped and provides for double sink or automatic dish-washer.

The first floor of the house contains 1580 square feet; the second floor, 678 square feet and there are 484 square feet in the garage. The cubic footage of the house is 33,970 and that of the garage is 5808.





DETROIT NEWS PLAN NO. MAY-30 Designed by A. Burton Provost

Laid out to take advantage of every square inch of space, this house, which is square, would be an ideal one for summer home at the lake or in the mountains.

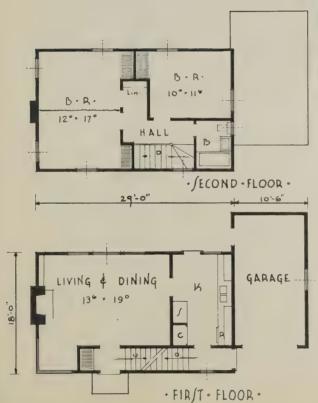
The designer says that because the bedrooms are so small it would not be possible to get an FHA loan on this structure; but the price, as of May 30, 1948, is estimated at less than \$5000.

The exterior is to be wood siding and the walls of the interior of insulating board, a cost-reducing item.

Note that, unlike most summer cottages, all closets have doors. Curtains are unsatisfactory as they become wrinkled and unattractive and are not as practical from the standpoint of keeping the dust out as doors.

Each bedroom is equipped with recessed shelves which may have drawer space in the lower part (thus doing away with the need for a chest) and frames might be built to hold springs and mattresses. Boards may be bracketed to the wall to serve as dressing tables and night stands.

DETROIT NEWS PLAN NO. JA-18 Designed by M. F. Harty





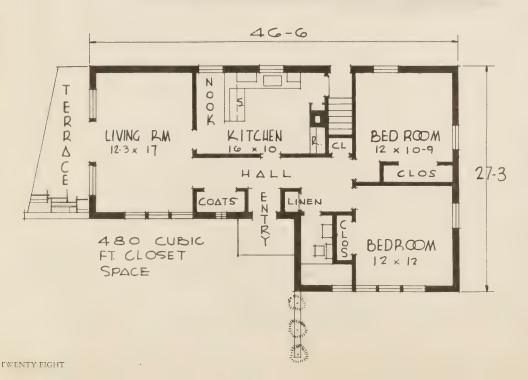
A choice of two or three bedrooms is offered in this two-story house which is only 29 feet overall across the front.

While only two bedrooms are indicated in the plan, the wavy line suggests that the larger one may be made into two small ones temporarily by drawing a curtain across the width of the room or by the use of accordian folding doors. Each half of the room has a large wardrobe closet and there are two doors, so placed, that in the case of two rooms being arranged it is not necessary to pass through one to reach the other.

The fireplace centered in the end wall of the living room, with book shelves on one side of it and corner windows on the other combine with the group of windows overlooking the garden area at the rear to make an ideal background for family life.

This type of house is more economical to build than a spread-out one-floor structure for it requires but half the roof and basement areas.





DETROIT NEWS PLAN NO. AUG-8 Designed by George L. Craven

The prospective home-builder who considers such features as large closets, good wall spaces and windows placed for a maximum of daylight will find this house design especially interesting.

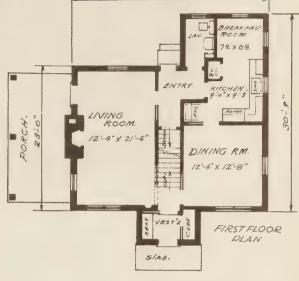
Even though it is a small, two-bedroom house, containing but 910 square feet of living area, there is an entrance hall thus doing away with the necessity of stepping directly into the living room. This protects the rooms from drafts and dust.

Windows are placed high to allow wall space beneath them for the arrangement of furniture.

Each of the bedrooms is laid out for the best furniture placing and the windows at the front of the front bedroom are high to balance those in the living room.

The exterior of this house is of brickveneer with wood siding in the gable, and the roof is of asphalt shingles.





31:0"

DETROIT NEWS PLAN NO. JA-4 Designed by A. Burton Provost

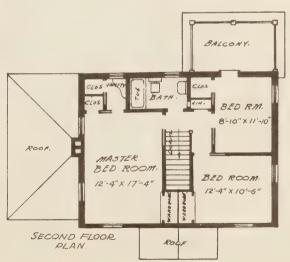
Brick, sandstone and wide beveled siding have been combined for the exterior of this two-story house, with basement, which is a modern version of a colonial farm house.

If built with a side porch, as shown, it will require a lot from 55 to 60 feet in width; but if the porch is omitted it may be put on a lot as narrow as 45 feet.

With three bedrooms on the second floor, this house would accommodate a family of six comfortably.

Wherever possible sliding doors have been used, this allowing additional wall space for the placing of large pieces of furniture.

All rooms, with the exception of the bath and first floor lavatory are arranged to have cross-ventilation and the living room has the advantage of windows on three sides.





DETROIT NEWS PLAN NO. JA-11 Designed by Leonard Paholak

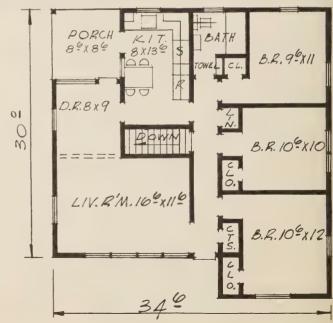
The rooms of this house are surprisingly well planned since one would not expect to find three bedrooms in a structure of this size.

It is a one-floor house with full basement and contains 1020 square feet.

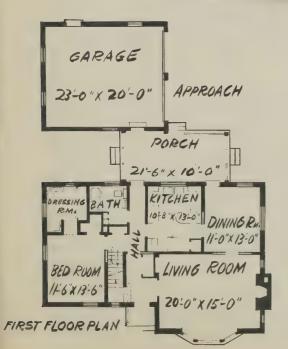
A family of six could comfortably be accommodated in this house for the wall spaces are such that large pieces of furniture may be arranged without resulting in a crowded effect.

The small porch offers an opportunity for pleasant summer dining and because there is a door from the living-dining room and also from the kitchen to it, there would be no inconvenience in the serving of meals.

The exterior is of wide siding laid horizontally on the basic portion of the house, and vertically on the gables.







DETROIT NEWS PLAN NO. FB-22 Designed by A. Burton Provost

The size of this house may vary from that of an apartment to a four-bedroom, two-bath house.

It is the kind of a home which may grow with the family and by finishing the first floor only the result is a large apartment for a family of two.

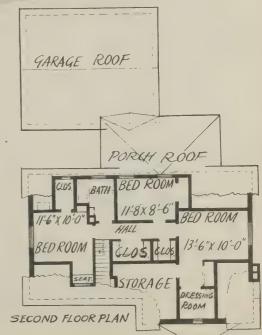
As the family grows, the house may expand until the three bedrooms and bath are finished on the second floor, which is a half story.

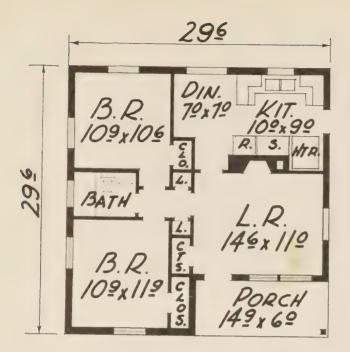
The living room with its three-window bay, fireplace and generous wall spaces would be a charming background for colonial type furniture.

The bedroom, dressing room and bath separated from the other areas of the house by a long hall, is designed for luxury, with built-in vanity, large closets and wardrobe.

The exterior of this house is brick-veneer with the front gable of vertical siding. There is a basement beneath the entire structure.

The first floor contains 1198 square feet.





DETROIT NEWS PLAN NO. MAY-9 Designed by H. H. Hallett

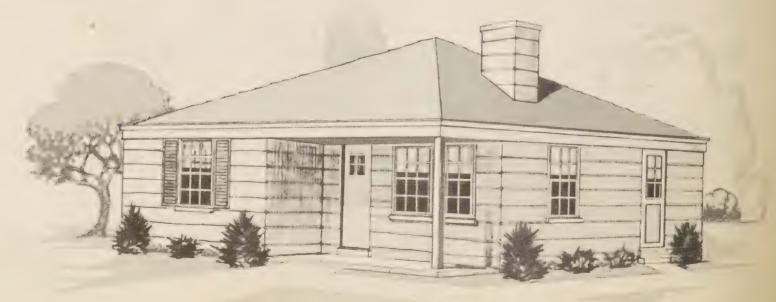
Because this house is square it may be placed on a 40-foot city lot. The dimensions (29 ft. 6 in. by 29 ft. 6 in.) have the advantage of allowing for economical construction.

The exterior walls are entirely of cinder block; and if the horizontal joints are raked out and the vertical joints filled in so that they are flush, the appearance is that of wood siding.

The roof is of asphalt shingles, thus rendering the structure more fireproof than wood, an advantage if the house is to be built in the country.

The fireplace is in an interesting location, affording a pleasant view from any part of the room; and the wall space at the right is large enough for an important piece of furniture such as a radio or desk.

Even though the kitchen is small, the equipment is planned for efficient working areas and arranged to allow a space for breakfast table and chairs.





B.R. 11-X8 $\tilde{\omega}$ DINING 116 x8 CHINA & BUFFET LIV. R'M. 11º x 17º PORCH

DETROIT NEWS PLAN NO. FB-1 Designed by Leonard Paholak

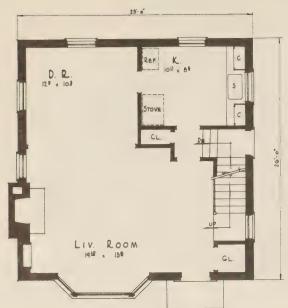
Even though this house is less than 25 feet across the front, it is so compactly planned that it includes three bedrooms and, with an over-all length of 38 feet, there are 950 square feet or 19,000 cubic feet in the structure. It may be put on a 35-foot lot.

The construction is frame with 10-inch bevel siding. To keep the cost down to a minimum and yet make it comfortable for a family of from four to six members, some of the more expensive features have been eliminated.

These include the fireplace and masonry construction, two items which run into money.

Because a vestibule is not included in this plan, the designer suggests a front porch to give weather protection to the entry.

There is a basement beneath the entire structure and it includes a large space for a recreation room that may be finished as a future project.







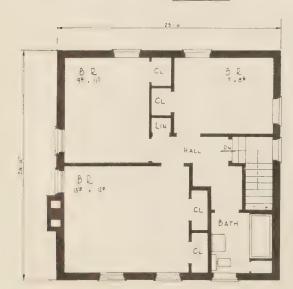
The early American influence is shown in the design of this two-story house which is approximately square and, therefore, more economical to build. It provides a maximum of floor area with a minimum of waste space.

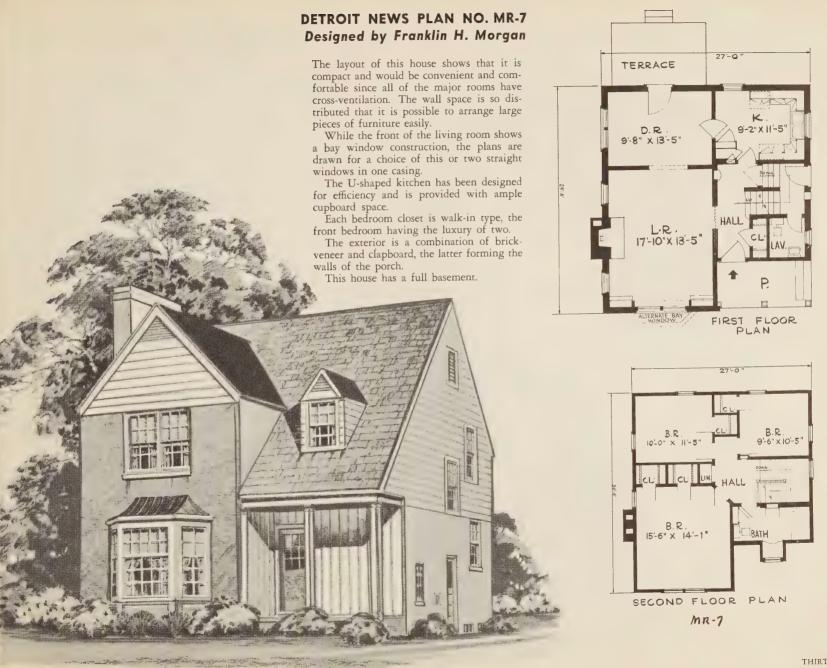
The layout shows easy access to all parts of the house and all rooms are generous in size, considering the overall measurements of 25 feet in width and 26 feet in length.

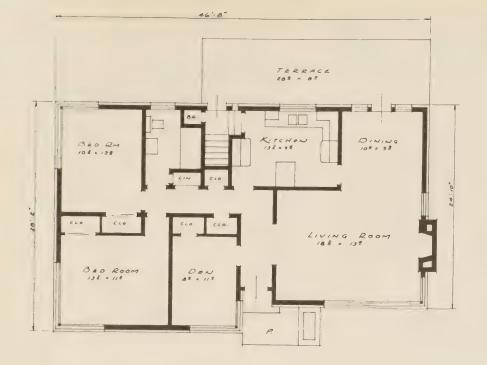
The designer suggests that it be placed on a 40-foot lot, but its size would permit a smaller one.

The living room portion of the fireplace wall is of pine boards laid vertically and a pilaster of the same is placed at the edge of this toward the dining room area.

The exterior of this house is brick combined with wood siding in the gable and shutters are provided for the second floor front windows.







DETROIT NEWS PLAN NO. MR-14 Designed by L. P. Hallowell

The plan for this structure calls for a one-floor house with basement, the ground floor containing large living room with dining "L", two bedrooms, a study which may be used as a bedroom, if preferred, and a kitchen.

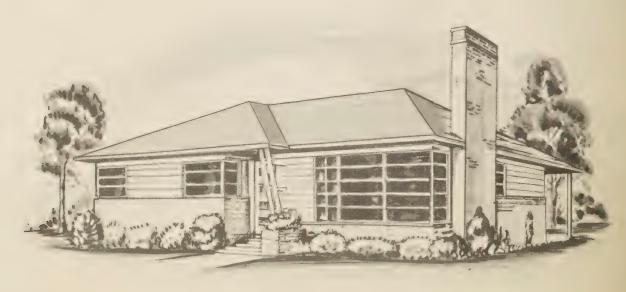
A large portion of the front wall of the living room is of windows, thus promising a bright, cheerful background for living throughout the day.

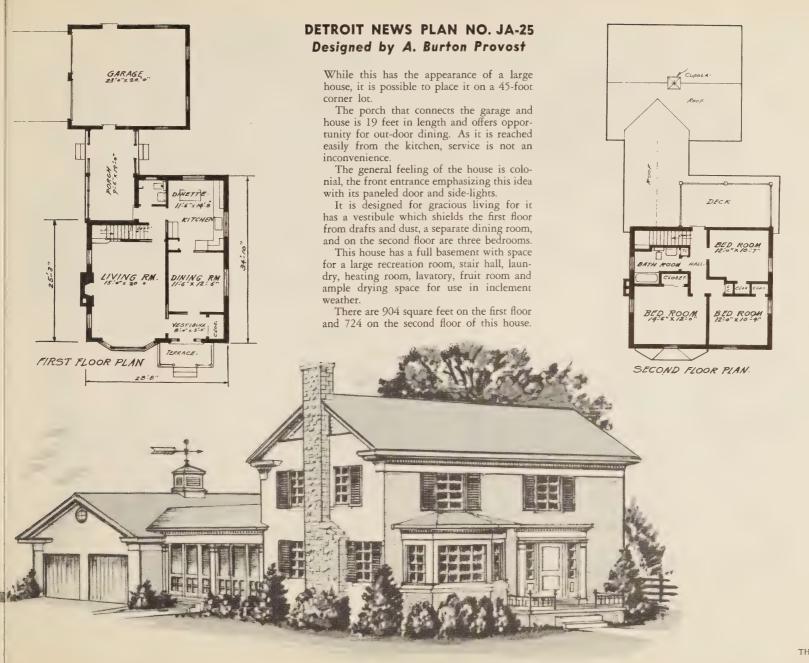
At the opposite end of the room there is a door to porch (from dining "L") flanked by windows, thus giving this room a maximum of daylight.

Each bedroom has large corner windows; but they are high and, therefore, provide wall spaces for the placing of large pieces of furniture.

The exterior is a combination of brick-veneer and tongue-and-grooved siding.

The support of the porch roof has been planned on an angle to bring a note of modern to the entrance.







DETROIT NEWS PLAN NO. MR-21 Design from the Office of Walter H. Mast, Inc.

A family of from two to six members could be accommodated comfortably in this onefloor house with basement, for it has three bedrooms.

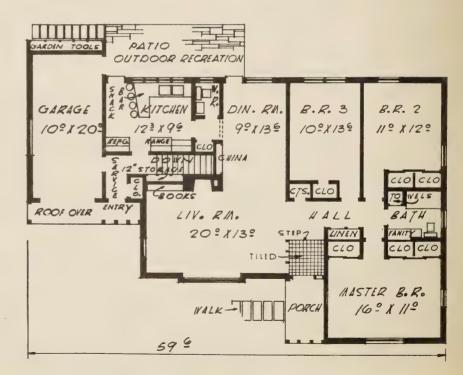
All bedroom closets have sliding doors, and the front bedroom has three closets, a feature which should not be overlooked when considering the convenience of a house.

The dining room has a built-in china cabinet and is a part of the living room as there is no wall space separating these two areas.

The kitchen has a generous amount of cupboard and counter space, plus a "four passenger" snack bar.

The basement provides a huge recreation room, and the plumbing is so located that a lavatory may be installed adjacent to that area.

This house should have a lot at least 70 feet in width. The exterior is brick-veneer and it contains 1400 square feet or 31,000 cubic feet.





DETROIT NEWS PLAN NO. MR-28 Designed by Franklin H. Morgan

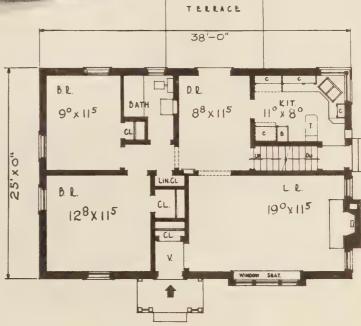
In comparing the floor plan with the drawing of the exterior of this house, there is shown a difference in the front windows of the living room. This allows a choice of three standard type windows in one casing or a three-window bay.

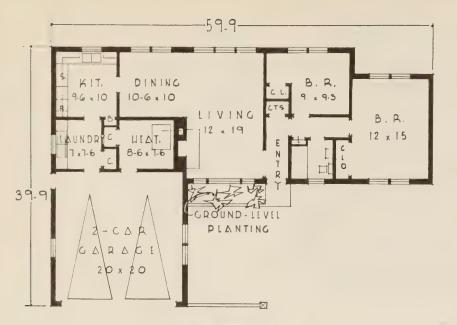
A dormer at the rear of the house provides sufficient space for the addition of a bedroom and bath on the upper floor.

Another bedroom may be built at the left end of the upper floor and still leave ample attic storage space.

All rooms have generous wall spaces and closets have been given extra depth.

This house was designed for a lot at least 53 feet in width and the layout shows that there is a minimum of waste space, for the entire plan was developed with convenience and livability as predominating features.





DETROIT NEWS PLAN NO. JU-13 Designed by George Craven

Since the plan for this house calls for a utility room with laundry and heating equipment on the first floor, the basement has been omitted.

The living room with a dining "L" is so arranged that the longest wall of this combination area overlooks the rear, thus prompting the occupants of the house to create a garden which will serve as a picture.

Several attractive furniture arrangements are possible for the living room; one near the fireplace and group of windows at the left of it, another against the long wall near the bedroom section and the third good background is the alcove for the dining furniture.

The exterior is brick-veneer with wood siding in the front of the garage, which is designed for two cars.





DETROIT NEWS PLAN NO. FB-8 Design from the Office of Walter H. Mast, Inc.

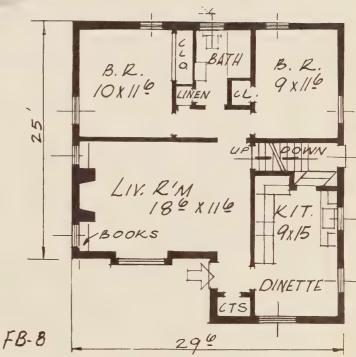
The floor plan of this house shows a living room larger than one would expect to find in a house with such small over-all dimensions (25 feet by 29 feet, 6 inches).

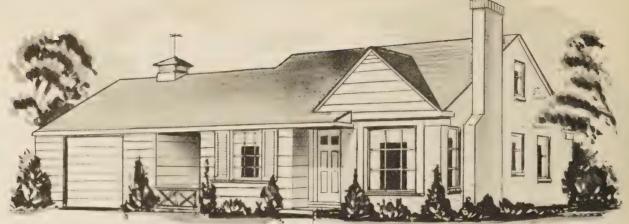
Considering that there are only 830 square feet (or 17,000 cubic feet) in the whole structure, this shows what can be done with a small house.

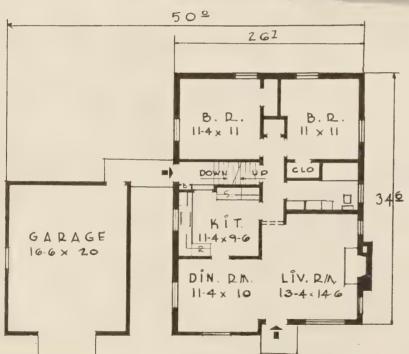
The full basement is so divided that the front half may be used for a recreation area, the rear half containing the heating and laundering equipment.

The small vestibule with coat closet is an outstanding feature in this small house and, because one may step into either the living room or kitchen from this, it has double value.

The exterior is brick-veneer construction with white wood trim. Green shutters on the dinette window would strike an interesting contrast.







DETROIT NEWS PLAN NO. JUL-18 Designed by George Craven

Whether this house is to occupy a large or small lot may be determined by whether it is to include the garage as shown or have it built later at the rear, thus requiring only a lot narrow enough to allow for the house and side-drive.

Without the garage and breezeway it might start out to be a small one-story house and grow with the family requirements and purse. There is sufficient space on the second floor for one large or two small rooms that may also be future projects.

The basement includes the heating and laundry equipment plus recreational areas.

Storage space is provided also in the basement and additional space for this purpose may be included in the garage by having the rear wall completely filled with cupboards.

The exterior is a combination of brick-veneer and wood siding.



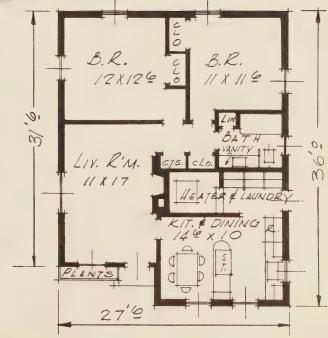
DETROIT NEWS PLAN NO. FB-15 Designed by Leonard Paholak

Instead of having a basement, this house has a utility room on the first floor, with the heating equipment directly in the center for the purpose of economy and efficiency, as it is next to the automatic laundering equipment. It is suggested that a dryer be included in this, because of the lack of basement space for the hanging of clothes.

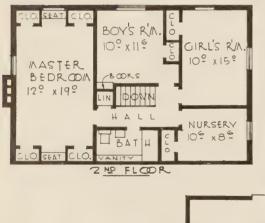
The designer considers that this is a home with large rooms that can be fitted into the modest budget.

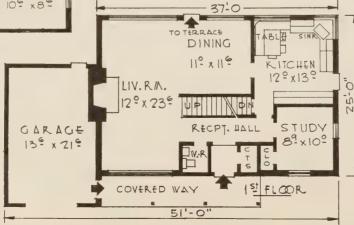
The house contains 950 square feet, or approximately 16,300 cubic feet, and will fit on a lot as narrow as 38 feet.

The construction may be cinder block, concrete or brick-veneer from the same plans without any changes whatsoever; but, if frame construction, slight alterations must be made.









DETROIT NEWS PLAN NO. MAY-16 Designed by Leonard Paholak

The two-story house, with full basement, showing the early American farmhouse influence in its design is one which will accommodate a family with from four to six members comfortably.

The exterior is brick-veneer and clapboard with fieldstone trim at the corner opposite the garage.

The living-dining room, with large window areas front and rear, offers opportunity for several attractive furniture arrangements.

Because the lavatory opens off the hall near the study, this latter room would be ideal as a guest room and might include in its furnishings day bed, chest of drawers, small table, easy chair and straight chair.



DETROIT NEWS PLAN NO. JU-27 Designed by H. H. Hallett

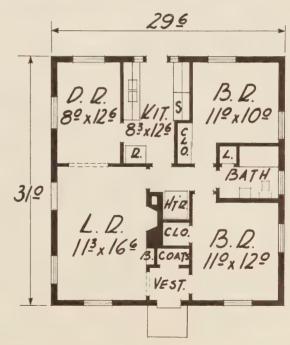
Economical construction is one of the features of this house design which is for an approximately square, one-floor house without a basement.

The fireplace is so arranged that the heating unit may be placed back of it, thus making it possible to use a circulating heater which would heat all rooms from this central location.

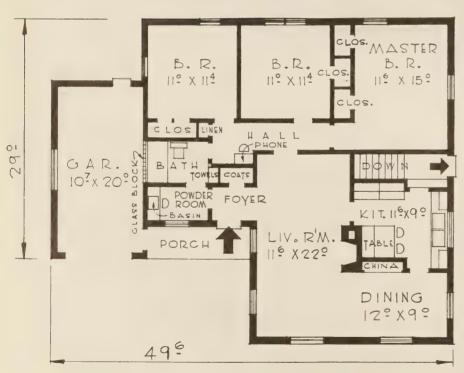
Since there is a wide arch separating the dining area from the living room, the general effect is of the two spaces being one large room, 29 feet in length.

All rooms with the exception of the kitchen and bath have window arrangements to permit cross-ventilation and the wall spaces are such that furniture may be placed to create a pleasing interior.

The exterior may be of cinder or cement block or brick veneer and the roof is to be of asphalt shingles.







DETROIT NEWS PLAN NO. APR-11 Designed by Leonard H. Paholak

A modern adaptation of a small colonial house is shown in this plan and, as such, lends itself to the furnishings of the early New England days.

It is for a one-floor house with basement and contains a large "L" shaped living-dining room, kitchen with breakfast corner, three bedrooms and bath combined with powder room.

Note how the back of the fireplace in the center of the inside wall of the living room, with the back of the china cabinet at right angles to it, forms the sides of the breakfast area in the kitchen. This china cabinet does away with the necessity of a buffet or chest of drawers and allows for a smaller linen closet in the rear hall.

Another feature is the built-in telephone table in the corner of the bedroom hall.

The exterior of this house is of brickveneer, with beveled siding in the gable of the house proper, and the garage.



FIRST FLOOR PLAN.

DETROIT NEWS PLAN NO. JU-6 Designed by A. Burton Provost

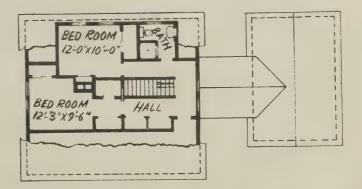
A story-and-a-half house such as this that includes a bedroom and bath on the first floor and two bedrooms and a bath on the upper floor is a satisfactory type from the standpoint of convenience and comfort.

The plan shown here has a full basement and may have the second floor finished later if the space is not needed at first, thus decreasing the original cost of the construction.

The living room has good wall spaces for furniture arrangement, cross-ventilation and a fireplace with heatilator which makes the room more comfortably warm than with the mere burning of the fuel for it gives better circulation.

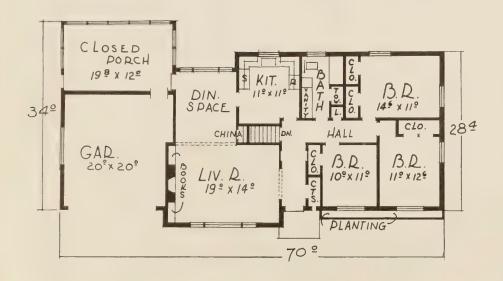
The exterior is of brick-veneer for the first story and wide bevel siding for the second. Asphalt shingles are suggested for the roof. The attic is ventilated by wall louvres in each gable.

There are 937 square feet in the first floor area and 590 square feet in the second and the cubic footage is 20,614.



SECOND FLOOR PLAN





DETROIT NEWS PLAN NO. JUL-11 Designed by H. H. Hallett

The plans show a full basement for this onefloor, three-bedroom house which is suitable for a 50-foot corner lot, 80-foot inside lot or suburban acreage where it would have an ideal setting.

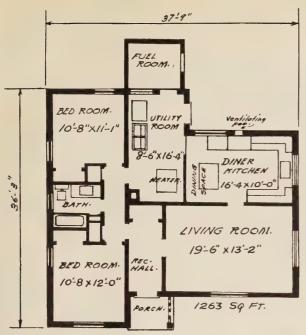
The living room which is 19 feet in length has a natural fireplace flanked by open book shelves, this grouping occupying the entire wall opposite the hall wall.

Note that there is a china closet which takes up otherwise waste space over the bulkhead of the stairs to the basement.

The U-shaped kitchen which has been designed for efficiency has ample space for narrow table with benches or chairs.

Each bedroom has a large closet and besides the linen closet in the hall, there is a large towel closet in the bathroom. There is also a built-in vanity in this room, which may have drawer space in the lower section.

The basement includes an area measuring 25 feet by 27 feet for a recreation room.



DETROIT NEWS PLAN NO. APR-18 Designed by A. Burton Provost

A cinder block exterior and asbestos shingles have been suggested for the construction of this house which contains 1240 square feet or 15,500 cubic feet.

All non-essential features have been omitted so that the cost may be kept as low as possible. The house is basementless and in place of this area, a centrally located utility room with laundry and heating equipment has been included in the layout of the first floor.

The fireplace has been considered another non-essential and, therefore, omitted; and the large window in its position makes the room a cheery, bright one.

The combination dinette-kitchen which is 16 feet, four inches long and 10 feet wide has a U-shaped work area, leaving a rectangular space for the dining table and chairs.

The exterior walls are to be painted and waterproofed outside and furred, lathed and plastered inside.





BED RM. 108 x 128 KIT. DINING 98 x 92 TABLE SPACE LIVING RM. 212 x 1112 CLO. BED RM. 108 x 128 CLO. VEST. PORCH

DETROIT NEWS PLAN NO. JUL-4 Designed by L. P. Hallowell

Even though this structure has the appearance of a one-story house, there is sufficient space for two bedrooms and a bath on the second floor which may be considered a future project, thus having a plan which may grow with the purse.

With the finishing of the first floor only, there would be an area which would be large enough for a family of four.

Note that the overhang of the roof at the front has been kept straight instead of conforming with the lines of the bay, thus preserving good balance and offering a shield from the sun for the side windows.

The exterior is of brick-veneer with trim of ledgestone at the front. The walls of the porch are of flush siding and board-and-batten construction forms the gable at the front.



DETROIT NEWS PLAN NO. MAY-2 Designed by H. H. Hallett

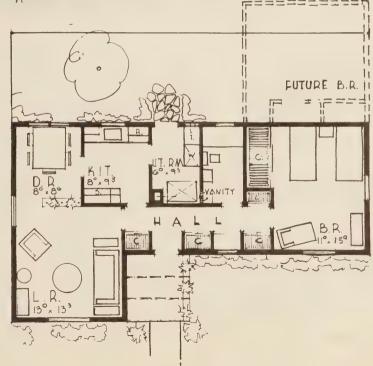
A simple one-floor plan for a house without basement is shown here; and it is especially interesting because the exterior is entirely of weather-plywood.

The roof is of asphalt shingles and there are deep overhanging eaves that serve as permanent awnings, as they keep out the hot rays of the summer sun and permit the lower rays of the winter sun to enter the rooms.

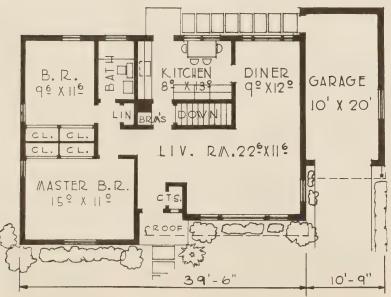
While there is only one bedroom shown, as finished, there is provision made for a second one to be added as a future project. In that case the present closet would be made into a hall and the closet could be moved to the rear as shown by the light lines.

The bathroom includes a built-in vanity and, for economical installation, is wall-to-wall with the utility room.

This house contains 749 square feet or 7,864 cubic feet and requires a lot with a minimum width of 55 feet.







DETROIT NEWS PLAN NO. FB-29 Design from the Office of Walter H. Mast, Inc.

Here is the plan for an interesting one-floor house, designed with a view to convenience and to fit the purse of the average family.

The layout shows that it is separated into two areas—the sleeping quarters as one and the living room with dining space and kitchen as the other.

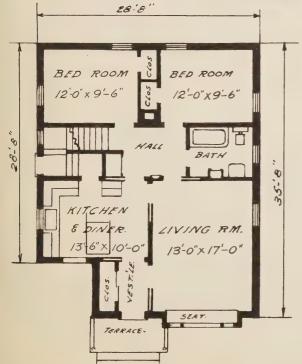
Each bedroom has two closets equipped with sliding doors; and the master bedroom is unusually generous for a house of this size.

The kitchen has a large amount of cupboard and counter space and a second dining area beneath the window at the rear.

The exterior construction is brick-veneer. There are approximately 1000 square feet in the living area and 24,000 cubic feet in the entire building.

Without the garage this house may be placed on a 50-foot lot; but, with the garage, it will require a lot at least 60 feet in width.





DETROIT NEWS PLAN NO. APR-4 Designed by A. Burton Provost

The layout of this story-and-a-half house with basement, living room, kitchen with small dining area, two bedrooms and bath on the first floor has sufficient space for the finishing of one large bedroom in the upper floor as a future project.

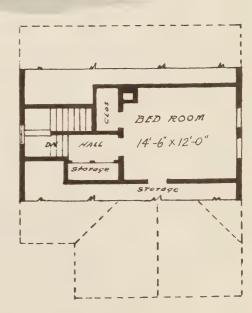
The living room is laid out for good lighting and large wall spaces, this combination being an ideal background for the arrangement of furniture for convenience and charm.

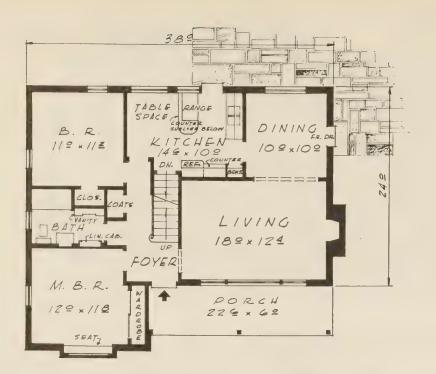
The two first floor bedrooms have cross ventilation, solid wall spaces and closets so placed that they do not interfere with furniture arrangements.

A full basement is planned for laundry equipment, heating plant and fuel room, plus area for a large recreation room.

The construction is brick-veneer for the first story with vertical boarding in the gables.

There are 974 square feet or 20,454 cubic feet on the first floor.





DETROIT NEWS PLAN NO. JUL-25 Designed by Cass A. Zemenick

A dormer at the rear of this house, which appears to be a one-story structure, allows for the finishing of one large or two small rooms on the second floor.

This house has the advantage of a small entrance hall from which one may enter living room, bedroom area or kitchen without passing through any other rooms. The stairway to the second floor opens off this small hall and the stairs to the basement are from the kitchen.

The living room with arch to dining area, has a natural fireplace, large window at the front and a generous amount of wall space for the arrangement of large pieces of furniture.

Note that the kitchen range is set at right angles to the window and has counter space at rear and end, with shelves beneath the circular end. This arrangement leaves sufficient space for the placing of table and chairs at the end of the kitchen.

The exterior of this house is a combination of brick-veneer and wood.





DETROIT NEWS PLAN NO. AUG-1 Designed by E. W. Awrey

Since this house has been designed to have no attic, 2×4 rafters may be used instead of 2×6 . There is a ceiling opening to the space above that would allow for a small amount of storage.

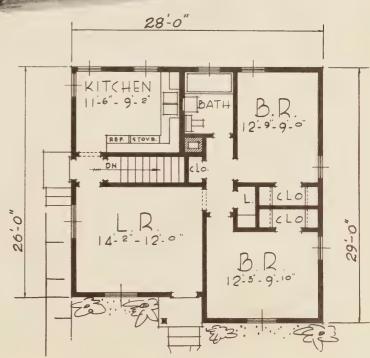
The floor plan shows a living room with generous wall spaces, always an advantage when it comes to the arrangement of large pieces of furniture.

Each bedroom has unusually large closet space, allowing for a clothes pole at each end and making it a walk-in closet.

Every room has cross-ventilation, a point to be considered seriously for warm weather.

This house has been planned with a view to economical construction and one feature which stresses this is the arrangement of the kitchen and bath, back-to-back, making it possible to use a single stack for the plumbing.

The exterior may be either red cedar or asbestos siding.



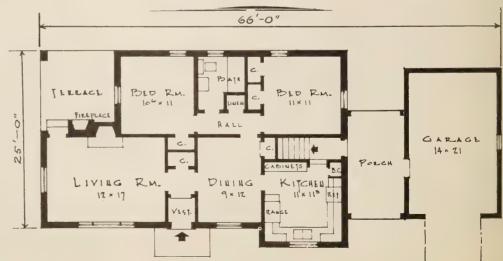


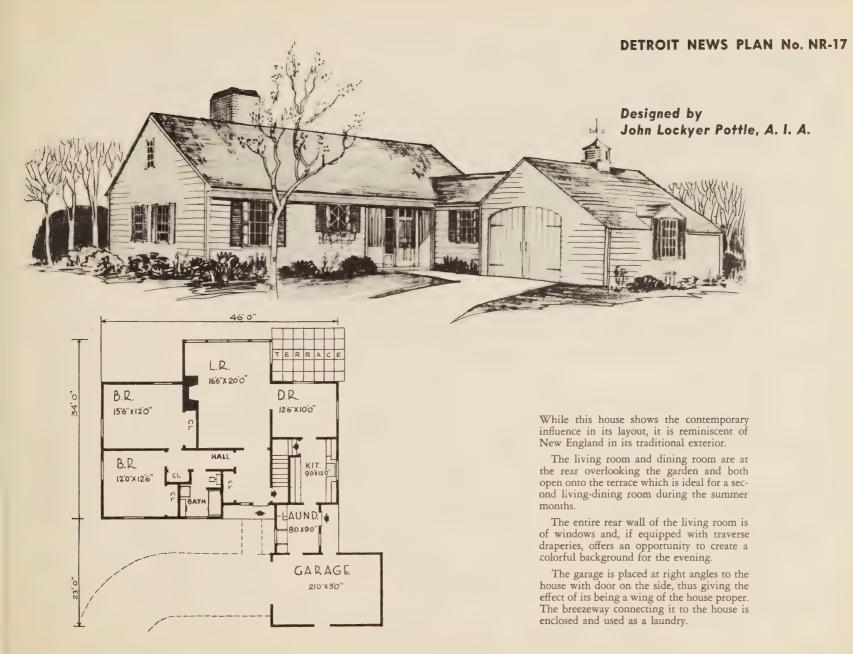
Brick, fieldstone and wood have been combined to create a colonial effect in this one-floor house. The designer, however, realizing that fieldstone is quite expensive, suggests that concrete block, painted white, with wood trim or gable ends of siding or vertical boards and battens would be effective and less expensive than brick-veneer.

There is a full basement with large unobstructed recreation room having plenty of light, laundry and heating equipment.

The inside and outside fireplaces and the flue from the basement heater are combined in one large chimney, corbelled out in the attic space so that it straddles the ridge.

With the steel beam approximately in the center of the house, the stair beside the beam and the 2x8 joists satisfactory for the spans, the framing of this house is simple and inexpensive throughout.





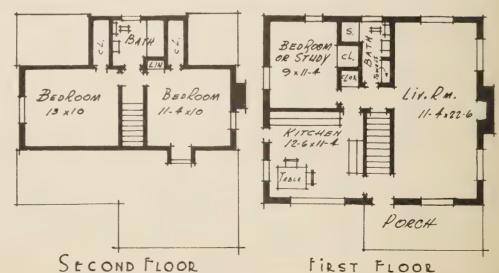


At first this house might start out as being a one-story structure just right for a family of two; and then later on when the family demanded it or the budget allowed it, two bedrooms and a bath might be finished on the second floor, making this a house which would accommodate a family of six.

The living room with its length of 22 feet is large enough to include a drop-leaf table, chest and chairs for dining. These could be so arranged that they would appear to be only living room furniture. There is also dining space in the kitchen.

If the second floor is finished, the first floor bedroom might be a study or separate dining room.

The small porch at the front protects the living room from the direct rays of the sun, thus lending more charm to the room.





GARAGE 15 · 20 TERRACE TERRACE STATE TERRACE TERRACE

Designed by Richard B. Pollman

DETROIT NEWS PLAN NO. SA-3

There are only 970 square feet in this basementless house (exclusive of the garage) and in that small area there are many fine details which make it more liveable, convenient and a background for a pleasant home life than are sometimes found in a house of this size.

The front wall of the living room is interesting. The windows are placed higher than the conventional type which allows a series of built-in bookcases and shelves beneath them.

The tops of these are flush, affording a space for an arrangement of accessories in harmony with the scheme.

Being basementless, all heating and laundering equipment has to be included in the one-floor layout. There are the same number of windows in the front wall of the utility room as in the living room.

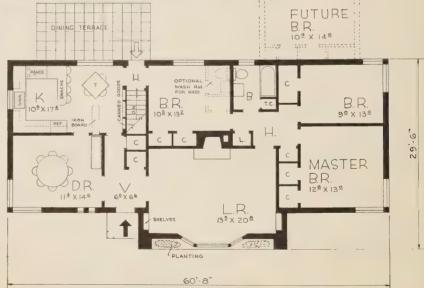
Both bedrooms are arranged to accomodate large pieces of furniture. The front bedroom has two separate closets and there is one large one in the rear bedroom.

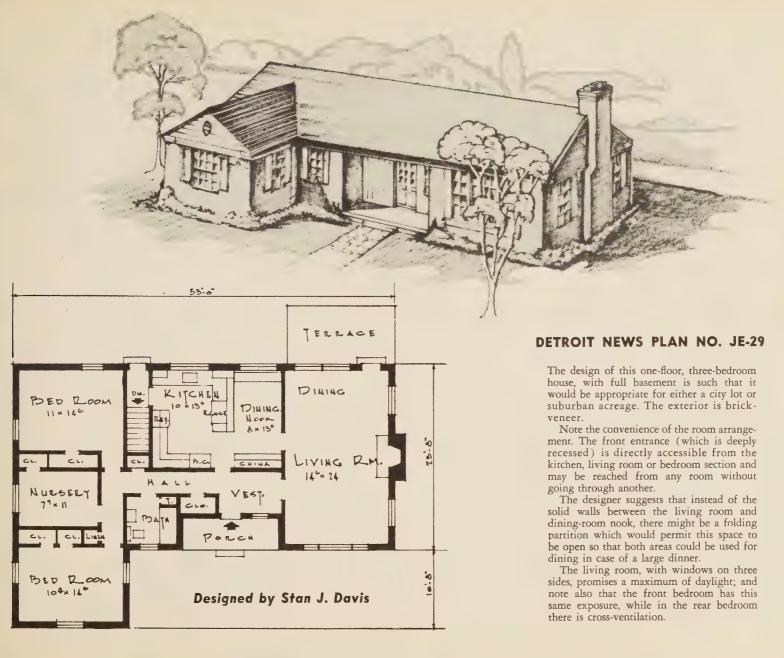


Adaptable to either a city corner lot or a country site, this three-bedroom house is so laid out that there may be a fourth bedroom added at the rear, as shown by the dotted lines.

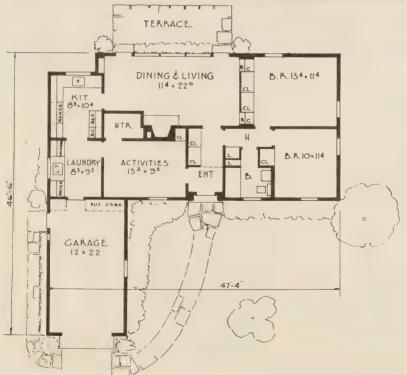
All rooms are laid out to make the house convenient and comfortable but the planning of the kitchen has been considered seriously by the designer. The units of the working area are closely related and the snack bar is there for the hurried morning breakfast. For the less hectic hour there is the table with chairs in front of the window overlooking the dining terrace and for the leisurely dinner the dining room has been laid out to be cheery with its corner windows.

The planting boxes each side of the living room bay window permit year-around shrubbery close to the house.









DETROIT NEWS PLAN NO. SA-2

Designed by Richard B. Pollman

The layout of this house is proof that the designer was serious about planning one in which the work might be done quickly and easily.

Being basementless, all mechanical equipment (in kitchen, laundry and heater room) is placed close together for economy and convenience; and, in place of a basement recreation room, there is an activities room at the front, the living-dining room being placed at the rear to take advantage of a view of the lawn and flower gardens.

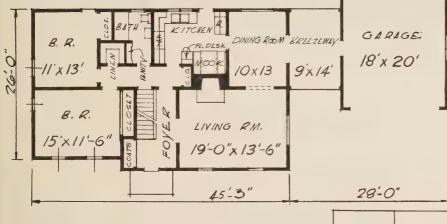
With the exception of a few feet of wall space at the end of the wall, the entire rear wall is of glass, having three windows and two doors.

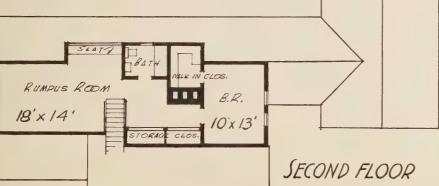
Note that in the rear bedroom, one entire wall is filled with built-in wardrobes flanked by chests of drawers over which are open shelves.

This is a house which would lend itself to traditional furnishings of the New England type.



Designed by Leonard Paholak





DETROIT NEWS PLAN NO. NV-30

A large city lot or suburban acreage should be the setting for this house in order to have it appear to advantage, for with breezeway and garage the over-all length is more than 73 feet.

While it has the appearance of a one-floor house, there is sufficient space on the second floor for an ideal rumpus or recreation room, for the location would make certain that it would be light and dry. Besides this room there may be a small bedroom, bath, large walk-in closet and storage space.

Two bedrooms and the living room have windows arranged for cross-ventilation.

The exterior is of wide siding, which may be painted white, gray, yellow or barn red with the shutters in a contrasting color.



DETROIT NEWS PLAN NO. NV-16

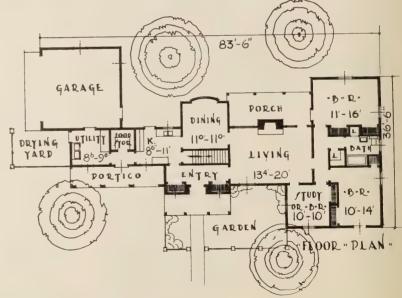
In order that this house might appear to advantage it should have, for its setting, suburban property as it has that degree of dignity which demands spaciousness.

There is a choice of three bedrooms or two bedrooms and a study; or the study may be equipped with a sofa bed so that it might be used as an occasional guest bedroom.

Having no basement, the utility room is on the first floor. There is space for future rooms on the second floor in the higher part of the house at the right of the portico.

Great care should be given the decoration and furnishing of this house, as it calls for muted colors for walls and woodwork with floral chintz or cretonnes in the drapery and slipcover fabrics.

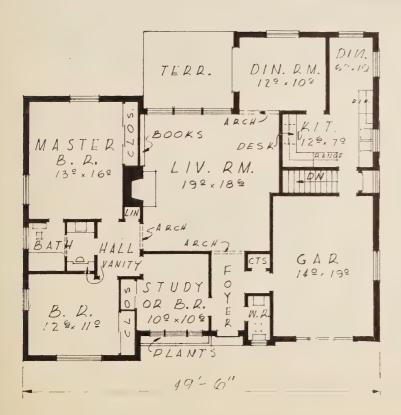
The exterior is brick with wood entrance and portico.



Designed by M. F. Harty



Design from the Office of Walter H. Mast, Inc.



DETROIT NEWS PLAN NO. SA-18

There is a choice of three bedrooms or two bedrooms and a study in this house with its one-floor layout and full basement.

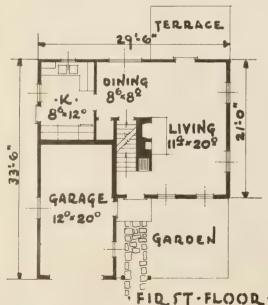
The living room is large, considering the over-all size of the house, and of such proportions that the sofa and chairs may be placed at right angles to the fireplace, thus making it possible to have several other groupings throughout the room.

Such details as open book-shelves in the living room, sliding doors on all closets, built-in desk in the kitchen and vanity in the bathroom are proof of the care with which this house has been planned.

The full basement includes a large recreation room with fireplace, an immense cold room for storage of perishable foods, laundry and heating equipment areas.

The exterior may be brick-veneer or cinder-block construction.





Designed by M. F. Harty

DETROIT NEWS PLAN NO. NV-2

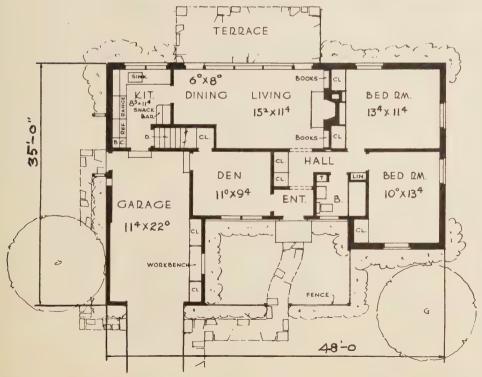
A glance at the front of this house would give the impression that it is a one-story structure; but there is sufficient space for two bedrooms and a bath on the second floor.

The first floor contains living room with dining "L", thus making the combined area more spacious than would be expected in a small house.

The kitchen, which is 12 feet in length, is compact in its layout and has a generous amount of counter and cupboard space.

The exterior is clapboard which may be painted white or gray with green shutters. Another suggestion is that it be painted barn red with white trim and green shutters.





DETROIT NEWS PLAN NO. SP-28

Designed by Richard B. Pollman

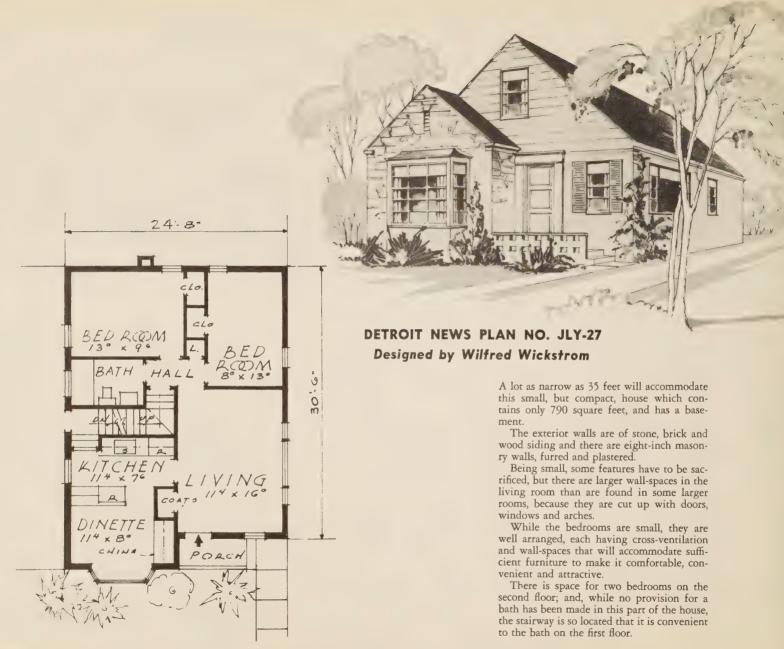
For one who thinks of a home in terms of a house which may be furnished with antiques, this design should have a special appeal; and while it has an air of quaintness about it, it is laid out in the modern manner.

Unlike the old house, it has spacious room areas, many closets and a large group of windows in the living room.

This house has a one-floor layout with full basement in which there are laundry equipment, specified furnace space, a workshop and large area for future recreation room.

While three bedrooms are shown, the den or library may be furnished as a combination library-guest room.

The exterior is a combination of brick and wood, both being painted with shutters in a contrasting color.





B.R. 110 x 114

B.R. 11° 8°

UTILITY 72×114

LIVING ROOM

ENTRY

15° 15°

28'-0"

DETROIT NEWS PLAN NO. SP-21

The ideal feature of large wall spaces in small rooms makes this house one which would appeal to those who wish an apartment-sized dwelling with the advantages of a single home.

The house contains only 840 square feet and has been designed for a 40-foot lot.

The floor plan shows two bedrooms. That at the front is a small one; but that at the rear would accommodate twin beds.

There is no basement. The utility room next to the kitchen contains the heating and laundry equipments.

The exterior is of cinder blocks with the horizontal joints raked out to give a wide-board effect. The gable is of 10-inch wood siding.



Designed by John Lockyer Pottle, A.I.A.

DETROIT NEWS PLAN NO. OC-12

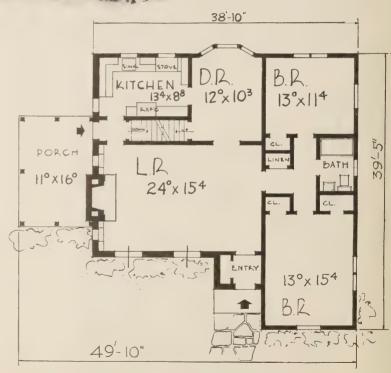
An exterior of stone combined with clapboard is responsible for the charm of this country-type house. Stone is used for as much of the front as shown and also the entire left side; while the rear, right side and wing of the front are of clapboard.

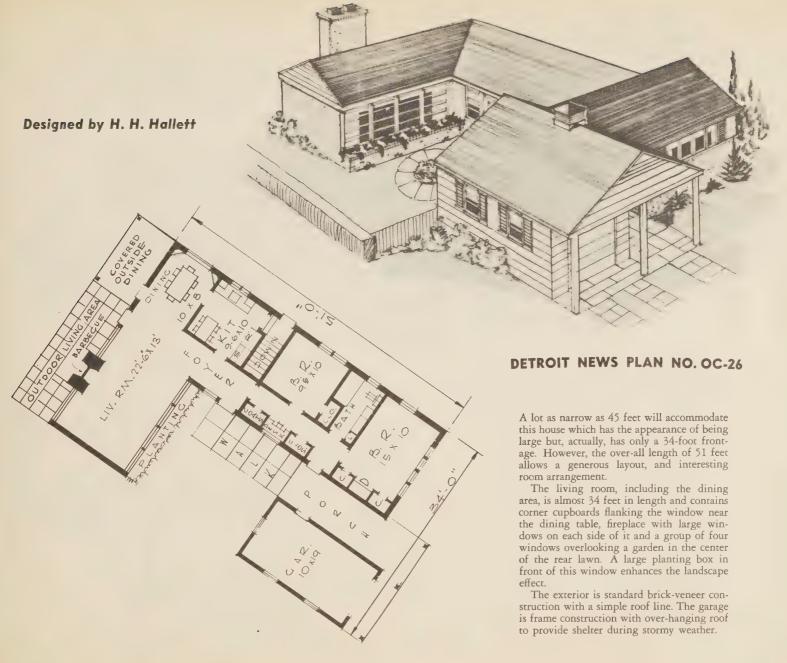
Even though this is a one-floor house (with basement) there is sufficient space for another room on the second floor over the bath and part of each bedroom.

The living room, with its cross-ventilation and large wall spaces, would lend itself to several groupings of furniture and allow for rearrangement—a point in its favor.

The dining room, with its three-window bay overlooking the rear garden, is another attractive feature.

Note also that each bedroom has cross-ventilation.







DETROIT NEWS PLAN NO. SA-11

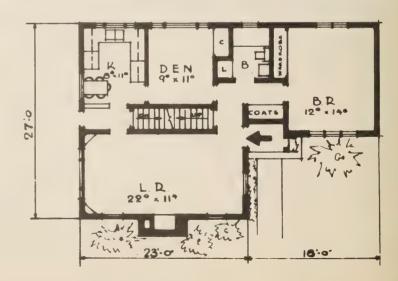
There is a choice of two ways of placing this house on the lot. It is so designed that if placed with the end to the front, it requires only a 40-foot lot; whereas if placed as shown in the illustration, the requirement is a 50-foot lot.

On the first floor there are 890 square feet, and on the second floor there are 220 usable square feet which may be made into two bedrooms as a future project. These would be 10 by 11 feet each.

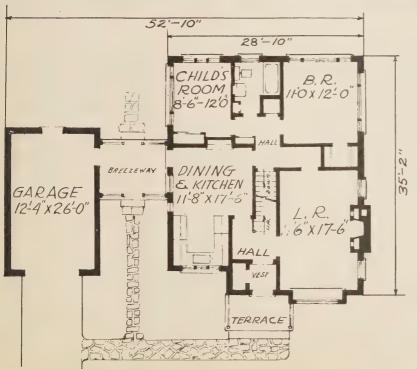
There is a full basement containing recreation area, laundry, heating plant and storage space. The heating is oil-fired forced hot air.

The exterior is clapboard, and the designer suggests that this be painted white with the chimney and shutters gray. The roof is to be of asphalt shingles.

Designed by Wilfred Wickstrom







DETROIT NEWS PLAN NO. OC-19

The designer of this house has planned it for a young couple or small family of limited means; for it is a house that grows to keep pace with the size of the family and the income.

The initial house consists of four rooms and bath on the first floor, full basement and attic.

Two large bedrooms and a bath may be finished on the second floor as a future project. The rough plumbing for the bath will be in place.

The attic is to include a large exhaust fan for the purpose of keeping the rooms cool throughout the house.

The exterior is brick-veneer on frame, with heavy asphalt shingles and thorough insulation. Without the garage and breezeway built at the side, this house may be placed on a 40-foot lot; otherwise a 65-foot lot would be required.



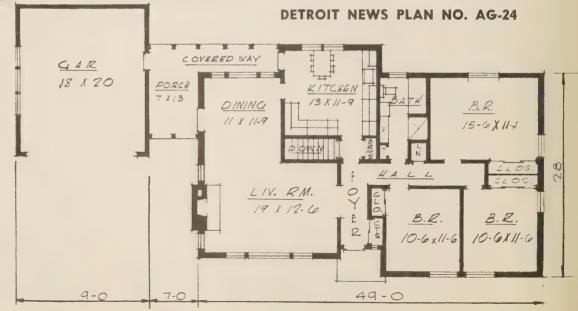
The floor plan of this house is one which would be appreciated by those who prefer an entrance which leads to the kitchen without making it necessary for one to pass through the living room and dining room. These latter rooms are combined in one and "L" shaped, entrance to which may be made from the foyer, kitchen or breezeway.

There are windows on three sides of the living-dining room which make it possible to have interesting curtain and drapery treatment.

Besides the dining "L" there is sufficient space in the kitchen for a table and five chairs.

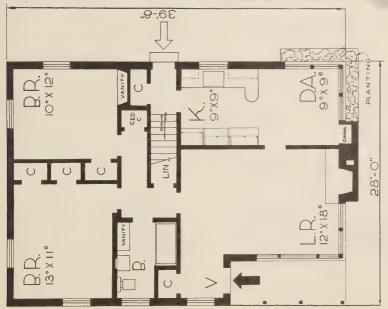
The exterior is brick and wood, the garage being entirely of the latter.

All shutters are louvred and, with red brick, white clapboard and green shutters, there is a pleasing modernized version of a colonial home.



Design from the Office of Walter H. Mast, Inc.





Designed by Arthur O. A. Schmidt

DETROIT NEWS PLAN NO. AG-3

By placing this house so that the fireplace end faces the street, it is possible to put it on a 40-ft. lot. Otherwise it would have to be placed on a corner lot as the 39-ft. overall length would not permit its use on a 40-ft. lot if the fireplace were at the side.

The house contains 1050 square feet; and brick-veneer is the construction. While the architect recommends that it be painted white, this is optional.

The entrance hall, because of its generous size and location, may be used as an integral part of the living area. The living room has been designed to provide large wall-spaces, conveniently planned for the placing of furniture.

The dining alcove is so placed as to attain maximum efficient operation in the kitchen and dining room areas.

Each of the two large bedrooms has crossventilation; and the bath has a built-in vanity.



To do this house justice it should have at least an 85-foot lot in the city or suburban acreage.

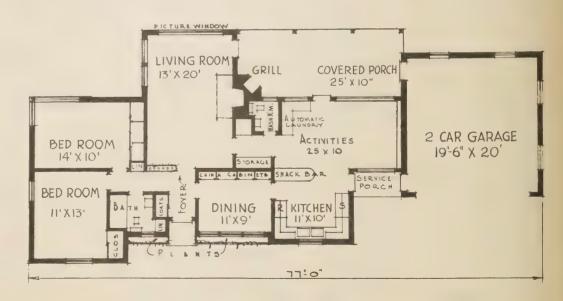
The designer of this low, spread-out basementless house says that if it is built on a slightly high piece of ground it will be dry at all times—a feature appreciated by those who have had trouble with damp basements.

The floor plan shows that it has been designed for convenience and comfort. The dining room opens off the right of the foyer and at the rear is the living room with large picture window, plus two small windows, thus assuring a maximum of daylight.

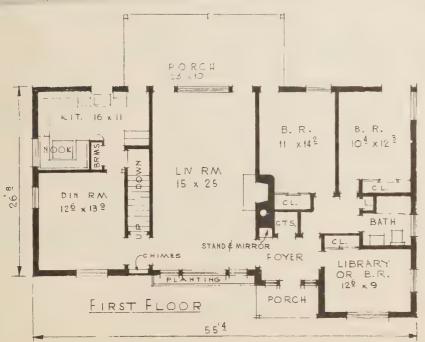
The activity room is interesting for, with only the snack-bar separating it from the kirchen, there is the effect of the two rooms being a single large one.

The addition of a grill on the open porch turns this into an ideal summer dining room.

DETROIT NEWS PLAN NO. AL-20 Designed by H. H. Hallett







DETROIT NEWS PLAN NO. MM-4

Design from the Office of Walter H. Mast, Inc.

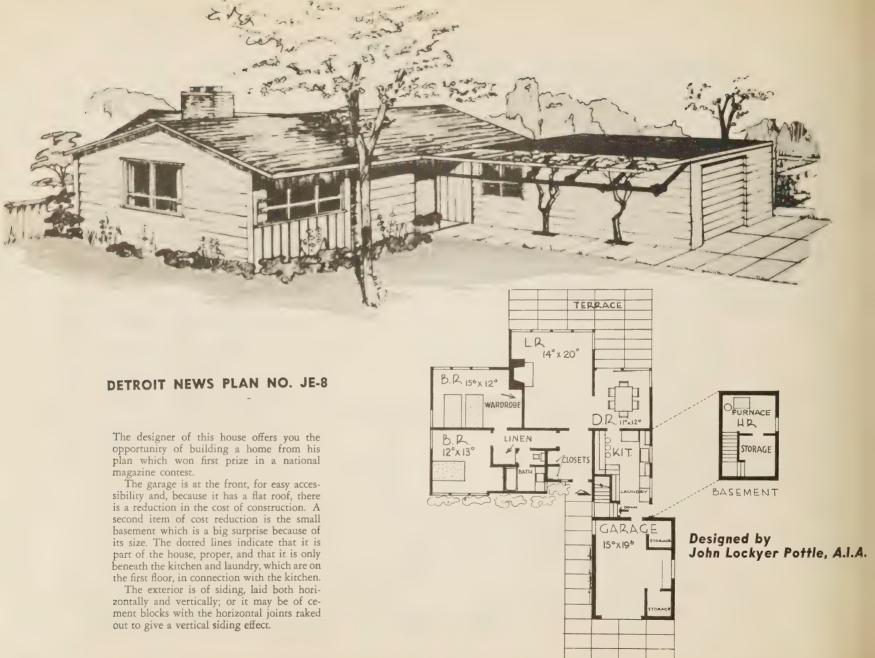
While the floor plan of this house shows six rooms and bath on the first floor, it may have two or three large rooms on the second floor without any severe roof change.

The living room offers an opportunity for interesting furniture arrangements, with one unbroken wall space and another large one at the left of the fireplace.

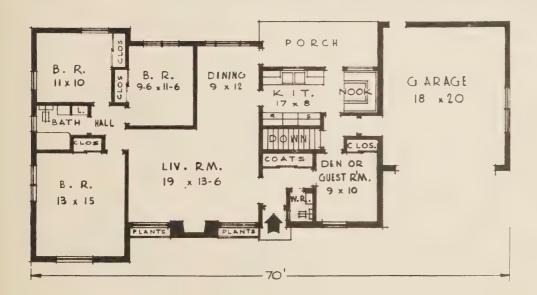
The area designated as library may be a guest room if preferred; for even though it is small, it would accommodate a single bed, chest, small table and a couple of chairs. There is a large closet with sliding doors opening off this room.

Doors from the living room and kitchen to the rear porch make it possible to use this room for an extra living-dining room in the summer without inconvenience.

As you will notice, the house, throughout, has large areas of ventilating windows that take advantage of the sun and breezes.







Designed by H. H. Hallett

DETROIT NEWS PLAN NO. JE-22

The designer of this pleasingly proportioned modern version of the one-floor American farmhouse, (sometimes referred to as the "telescope" type as it has the appearance of telescoping the smallest unit through to the largest) has included what he calls the "mother-in-law" room. This is the room at the right front designated as den or guest room. With the adjoining lavatory there is a small suite for her-to have with her own furnishings.

While the living-dining room areas are combined, it would be possible to close off the latter and make a separate dining room, thus giving more wall-space to both rooms.

There are four possible sleeping rooms in this one-floor house, three being regulation type with large closets and the fourth is the "mother-in-law" room mentioned above.

The exterior of this house is of standard brick-veneer construction while the chimney and two flower boxes are of contrasting ledgerock.

This house contains 1410 square feet and requires at least an 80-foot lot.



DETROIT NEWS PLAN NO. JE-1

Anyone in search of a house plan for a corner lot in the city or suburban acreage would find this an ideal choice.

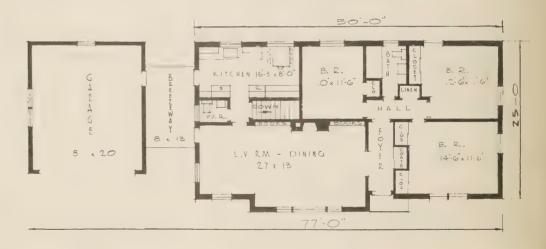
Being a one-floor house, showing the American farmhouse influence in its design, it would meet the requirements of a family of six comfortably and conveniently.

All rooms are large and arranged so that there is no congestion of jammed traffic areas anywhere in the house.

The dining and living rooms have been combined to give the effect of one spacious living room; and the window arrangement includes a huge picture window overlooking the front lawn.

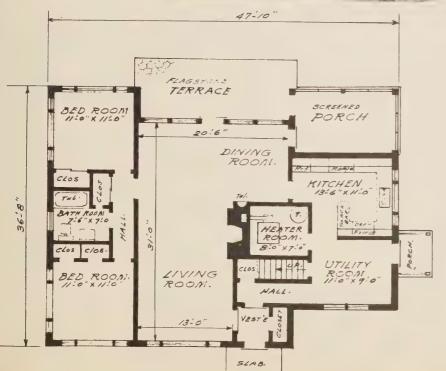
Note that all rooms are generous in size and there is ample closet space throughout the house.

The exterior is of brick-veneer combined with field-stone, or it may be built of cement blocks.



Design from the Office of Walter H. Mast, Inc.





DETROIT NEWS PLAN NO. SP-7

Designed by A. Burton Provost

The wide sweep of the roof of heavy asphalt shingles, large brick chimney and wide expanse of windows shown in the design of this house are marks of careful planning with a view to lending individuality to the house.

There is no basement for this house and the heating plant is centrally located and may use oil or gas. Radiant heat or base-ray heat may be installed or there may be forced hot air. If preferred there may be a partial basement.

The fireplace is equipped with a heatilator which adds the comfort of warmth to the charm of this feature.

The construction is brick-veneer over wood frame and the floors are wood over a concrete slab.

It is thoroughly insulated throughout and there is a cooling system by means of an exhaust fan in the attic.

The electric wiring is laid out to conform to requirements of the Electrical Association of Detroit.



DETROIT NEWS PLAN NO. SA-4

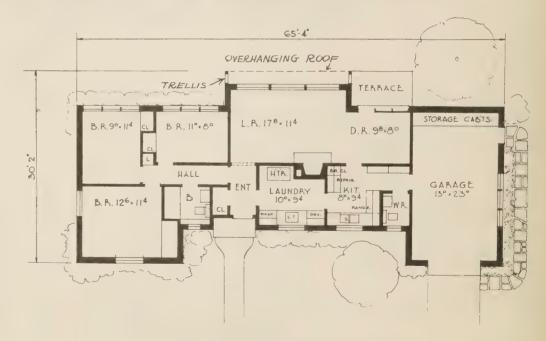
The combination living-dining room of this house is at the rear so that the windows overlook the lawn and garden; while the laundry and kitchen are at the front.

Being basementless, the room for the heating equipment and laundry is on the first floor.

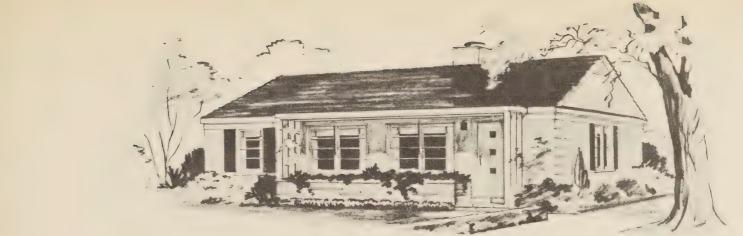
The deep over-hanging roof of the living room is successful in throwing off the bright hot rays of the summer sun and permits the low warm rays of the winter sun to enter the room, thus serving as a year-around awning.

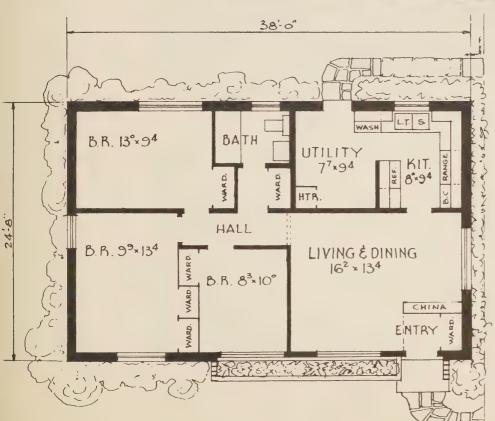
The exterior may be of cinder blocks with the horizontal joints raked out to give the effect of siding.

Note that large storage cabinets have been installed in the end walls of the garage.



Designed by Richard B. Pollman





DETROIT NEWS PLAN NO. SA-5

Designed by Richard B. Pollman

Even though this house is only 38 ft. long and 24 ft. 8 in. deep, containing the small area of 938 square feet, it includes three bedrooms, which is unusual in a house of this size.

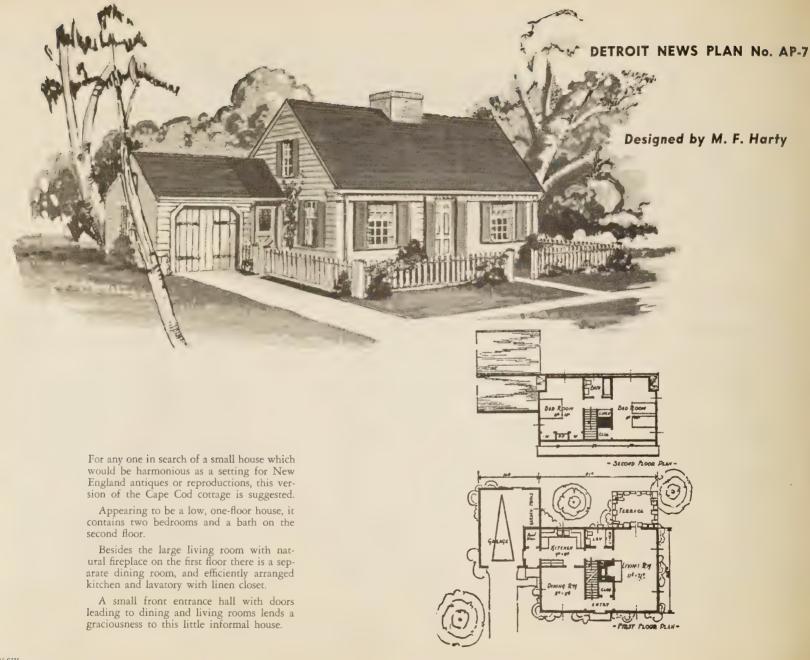
Of course, not one of the bedrooms is large, but each is so laid out that it is possible to arrange the necessary large pieces of furniture with pleasing results.

As the house is basementless, there is a utility room included in the layout. In this are the heating and laundering equipments.

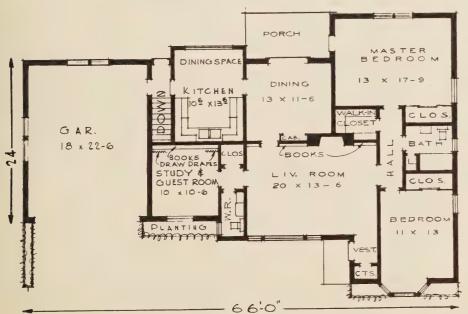
The position of this room next to the kitchen makes for efficiency, as this layout is a step-saver as well as a saver of time.

The exterior is of cinder blocks with the horizontal joints raked out to give the effect of siding. This may be painted white or gray, with shutters in a dark contrasting color.

The ledgerock trim across the front living room and bedroom windows, forming the planting boxes, may be left in the natural color.







DETROIT NEWS PLAN NO. JE-15

While it is possible to build this house on a 75-foot lot, a larger one or suburban acreage would make it more attractive.

There is a choice of two or three bedrooms in this large one-floor house, for the library in the lower left corner may double as a guest room. There is a closet adjoining it and the lavatory provides bathroom facilities.

The living room has a natural fireplace flanked by open book-shelves and the walls and windows are so arranged that furniture may be grouped for gracious effects.

The U-shaped kitchen has been planned for efficiency and at the end of the room is a huge window against which a snack-bar might be placed.

The exterior is standard brick-veneer construction and the sloping roof-line, standard sizes and room arrangements mean economy of cost.

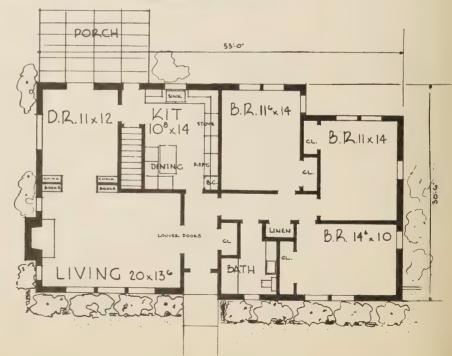


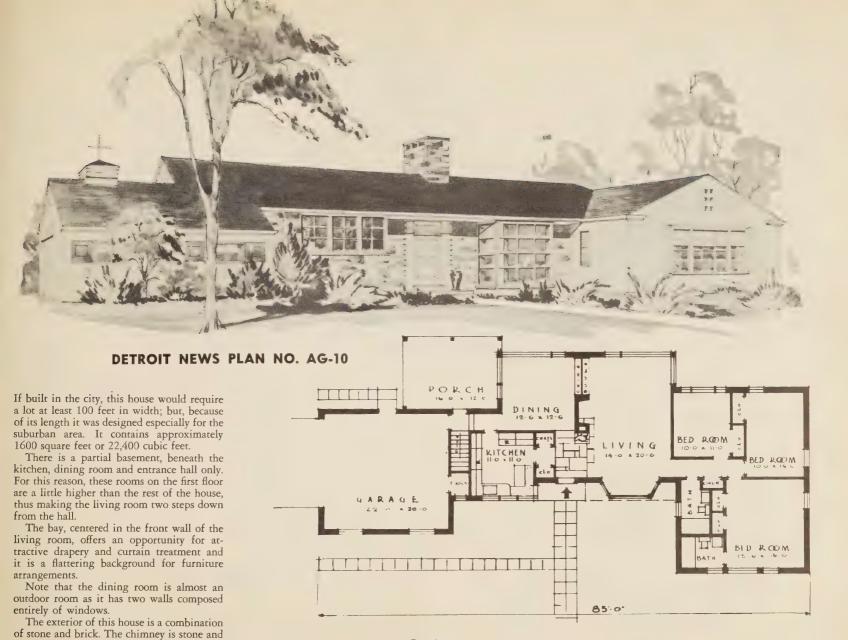
A study of this floor plan will show that there are many excellent features about this house.

First of all, it has spaciousness, a separate dining room, three bedrooms (each of which has cross-ventilation), center entrance hall with access to kitchen, living room or bedroom hall and a porch with the ideal arrangement of doors from dining room and kitchen.

The exterior is of simple lines, windows pleasingly placed, front doorway recessed, lending a note of dignity to the house; and whether the construction is brick or wood, this house has great possibilities in the way of creating old-time charm in it.

The center entrance, with its large closet at the right and louvred doors to the living room at the left, is the keynote to the type of house, for it is so laid out that there is privacy throughout, a feature greatly appreciated.





there is a stone planting-box at the front.

Designed by Wilfred Wickstrom



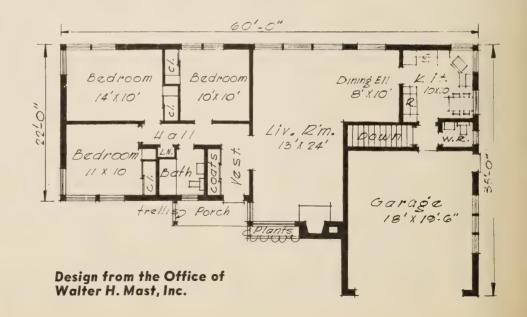
DETROIT NEWS PLAN NO. OC-5

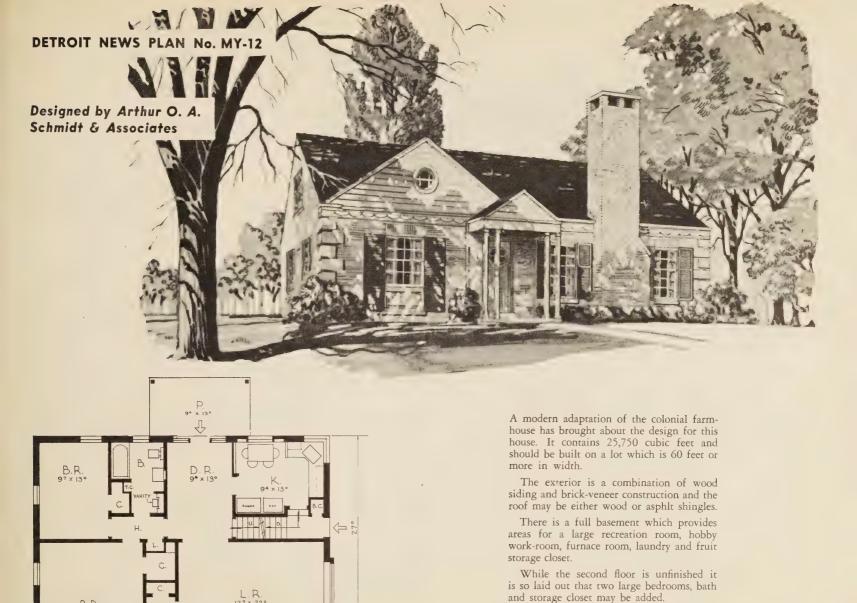
The large "L" shaped living-dining room which extends from the front to the rear is one of the most attractive features of this one-floor house with basement.

There is a second dining area in the ten-foot square kitchen. The sink is placed cornerwise in this room beneath corner windows, thus making the working area bright and cheerful.

Note that there are also corner windows in each of the two outside bedrooms, as well as at the side of the fireplace in the living room.

The exterior is of brick-veneer, or it may be of block construction without any change in the plans.





NINETY-ONE

There is sufficient space in the kitchen for breakfast table and chairs. Small recessed china cupboards frame the window of this

space.



DETROIT NEWS PLAN No. JY-26

Designed by Arthur O. A.
Schmidt & Associates

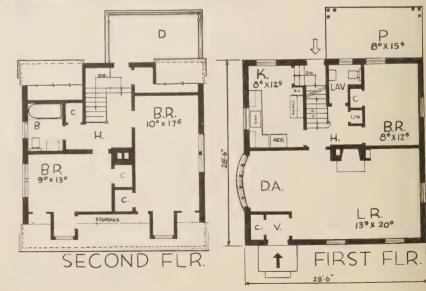
This small, informal house showing the Cape Cod influence in its design is just full of details that would appeal to any one in search of a plan which would turn out a homelike house on a narrow lot.

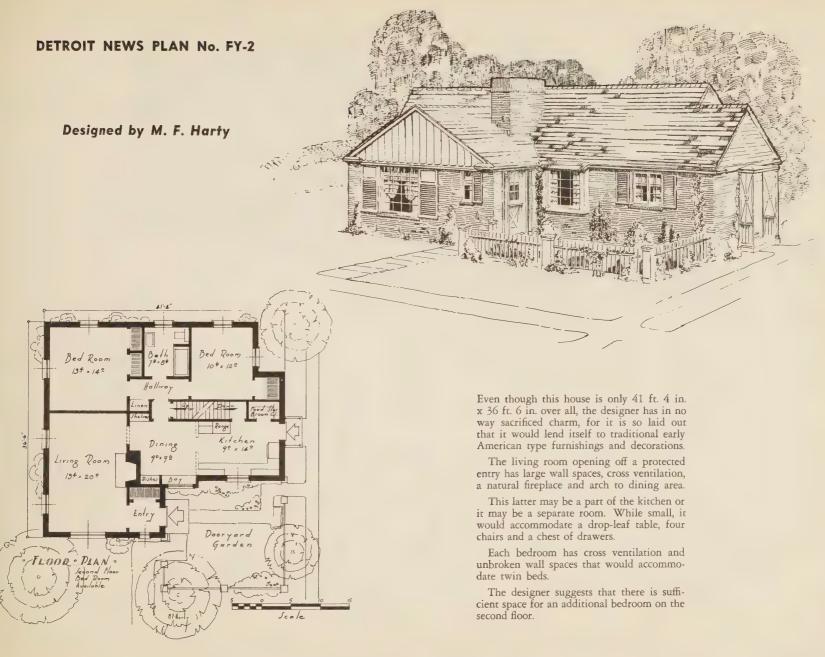
The average 40-ft. city lot would accommodate it without having it appear crowded or cramped.

The curved-sash bay at the end of the living room is a striking background for the dining alcove and the fact that this small house has three bedrooms is amazing.

There is a basement including a recreation room beneath the living room where it would be possible to include a fireplace. The basement also includes large fruit room, laundry and furnace room.

The plans call for brick-veneer construction which may be painted white or left in the natural colors.







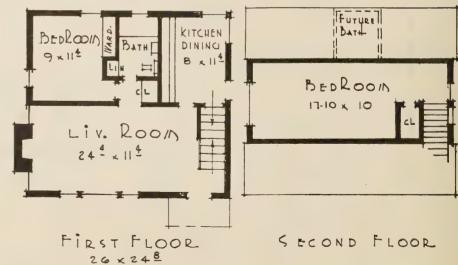
A 37-foot lot or one as narrow as 32 feet (if there is no driveway) would be sufficient size to accommodate this house which has been designed for the small family of moderate means.

It is really about the size of an apartment but it has the advantage of a private home with its lawn, trees and garden.

The first floor only may be finished for the present and later on a large room and bath may be added on the second floor.

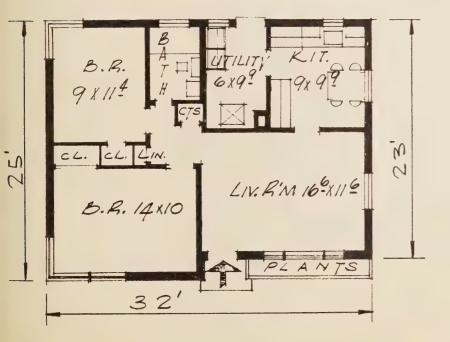
The all-masonry exterior is built low to the ground to give it a more expansive appearance. The picture window in the living room creates the feeling of combining outdoor living with indoor comfort.

The natural fireplace lends an atmosphere of luxury and is a feature not usually found in a house as small as this one.





Designed by Leonard H. Paholak



DETROIT NEWS PLAN NO. DC-14

The designer's idea in planning this house was to do away with all extras possible and have a down-to-earth structure which could be built at low cost.

He has eliminated spaces which could be sacrificed, such as a basement, large attic area and fancy gadgets.

The layout shows four rooms with utility room and bath. The living room is large for such a plan and has plenty of light and ventilation.

The fireplace has been omitted, in order to make the cost less; but it may be installed if the extra dollar is available, or left as a future project.

The exterior construction, as shown, is of cinder or concrete block and the roof is of asphalt shingles. A 45-foot lot is required.



DETROIT NEWS PLAN No. AU-11

Designed by M. F. Harty

Here are two houses under one roof. Each has a living room, 12 ft. by 17 ft., bedroom, kitchen-dining room and bath; and the one at the right has a small dressing room between the bath and bedroom.

Each has a closet with a roll-away bed, thus giving a second bedroom.

Each living room has a natural fireplace and that at the left has a gracefully curved bay centered in the long wall.

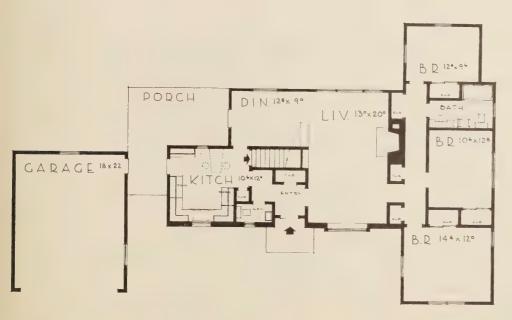
Privacy is gained by the placing of each front entrance so that it is not visible from the other.

There may be one or two heating plants but the designer suggests that two would be the better choice from the standpoint of resale value.





Designed by John Lockyer Pottle, A. I. A.



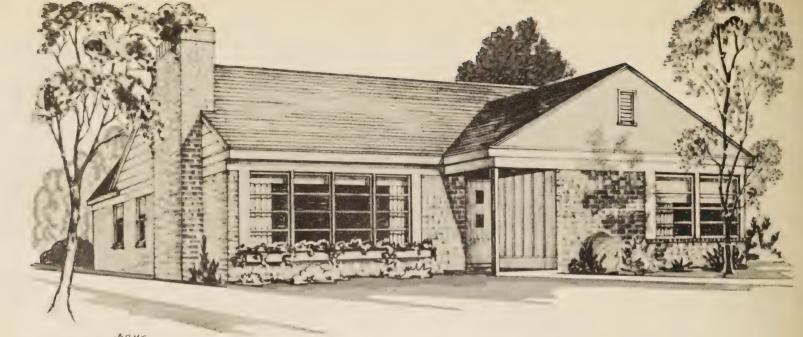
Contemporary and traditional details have been combined in the design of this house to create a delightfully livable home.

The exterior is of brick-veneer and frame with wide siding and an overhanging cornice.

It is interesting to note that even though the kitchen faces the front, the window is so placed that from this room it is possible to control the children's play area in the rear yard.

The dotted lines in the kitchen indicate a drop-leaf breakfast table which folds up against the wall to allow more floor space.

If you are interested in this house which has been designed with only two bedrooms, you will find it in Plan No. FY-16. This was re-drawn in response to a large volume of requests from readers.





DETROIT NEWS PLAN NO. SA-12

Design from the Office of Walter H. Mast, Inc.

The plan for this house provides for six rooms of generous size and, with an over-all breadth of 39½ feet, it may be put on a 50-foot lot, allowing ample driveway space.

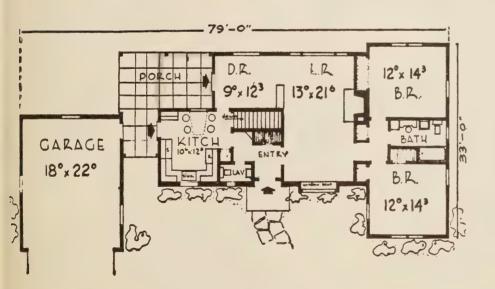
The combination living-dining room contains large glass areas and is 22 feet across the front and 18 feet deep.

The built-in china closet is included to take the place of buffet and serving table, which would require more space.

The basement is beneath the entire house and contains a huge area for recreation, the remaining space being adequate for heating and laundry equipments. The type of heat suggested is oil-forced hot air.

The exterior is of brick-veneer construction and the roof is of asphalt shingles. The window frames are of wood.





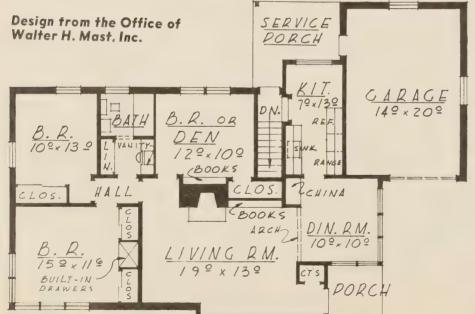
If you will look at SE-15, page 97, you will see that it is the same house but with three bedrooms instead of two as shown in this floor plan.

This second plan was drawn in response to the many requests from readers who wished to have this house so designed that it might be built for less than \$12,500 to \$13,000 which was the estimated price on the three-bedroom design.

As shown here the estimated price is between \$10,000 and \$11,000 but this is not a figure which can be guaranteed. It is only of February, 1947, and because of the day-to-day changes in prices of building materials and unforseen delays in construction this estimate should be checked with your builder.

The irregular shape of the living room lends interest to the scheme and the snack table which folds against the wall of the U-shaped kitchen does not waste space when not in use.





With an extreme length of 56 feet, this house would require a lot at least 67 feet in width.

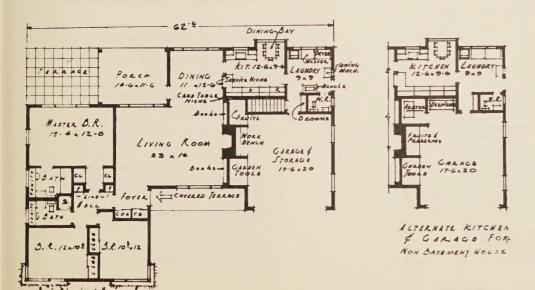
The layout consists of six and one-half rooms; and even though it has only one bath, it really serves as well as two, for it is divided into two separate sections, as noted on the floor plan.

The living and dining room areas are combined, giving an over-all length of 29 feet. The dining area has the advantage of one entire wall and two-thirds of another filled with windows.

There are two planned bedrooms with the choice of a third, for the room back of the living room may be either a study or bedroom, or a combination of both as its closet is large enough to hold a rollaway bed.

The exterior construction is of brickveneer, combined with plywood laid horizontally, and having battened joints.





The plans for this house indicate that it may be built with or without a basement and alternate layouts are shown.

Each has its advantages and the choice depends entirely upon the features the homebuilder wishes to include.

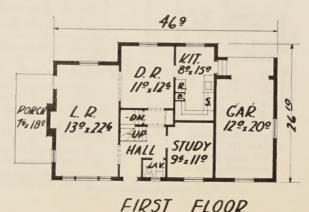
Every bedroom has cross-ventilation and it is interesting to note the window arrangement in the front one—colonial type windows placed at right angles and equipped with window boxes.

Unique features include a niche in the wall between the living room and dining room for the storage of card tables; and special space has been provided for the sewing machine in the laundry area.

A combination table-desk is included in the kitchen where the meals may be planned, accounts kept and groceries ordered. It is suggested that a second 'phone be placed on this desk.



SECOND FLOOR



DETROIT NEWS PLAN NO. DC-28

The colonial type house will never fail to be a popular one among those who prefer traditional furnishings and like to mix antiques with reproductions.

Such a house is this with its two stories, full basement and rooms arranged for comfortable and convenient living.

One of the outstanding features of this house is the way in which the garage is placed so that it has the appearance of being a part of the living quarters. There is one window to balance that in the study; also a window at the side and the entrance to the garage is by a side drive to the door at the rear.

The second floor contains three bedrooms and two baths, each of the front bedrooms having cross ventilation.

There is a full basement except beneath the garage and the exterior is of brick-veneer and clapboard.

MEMORANDA

